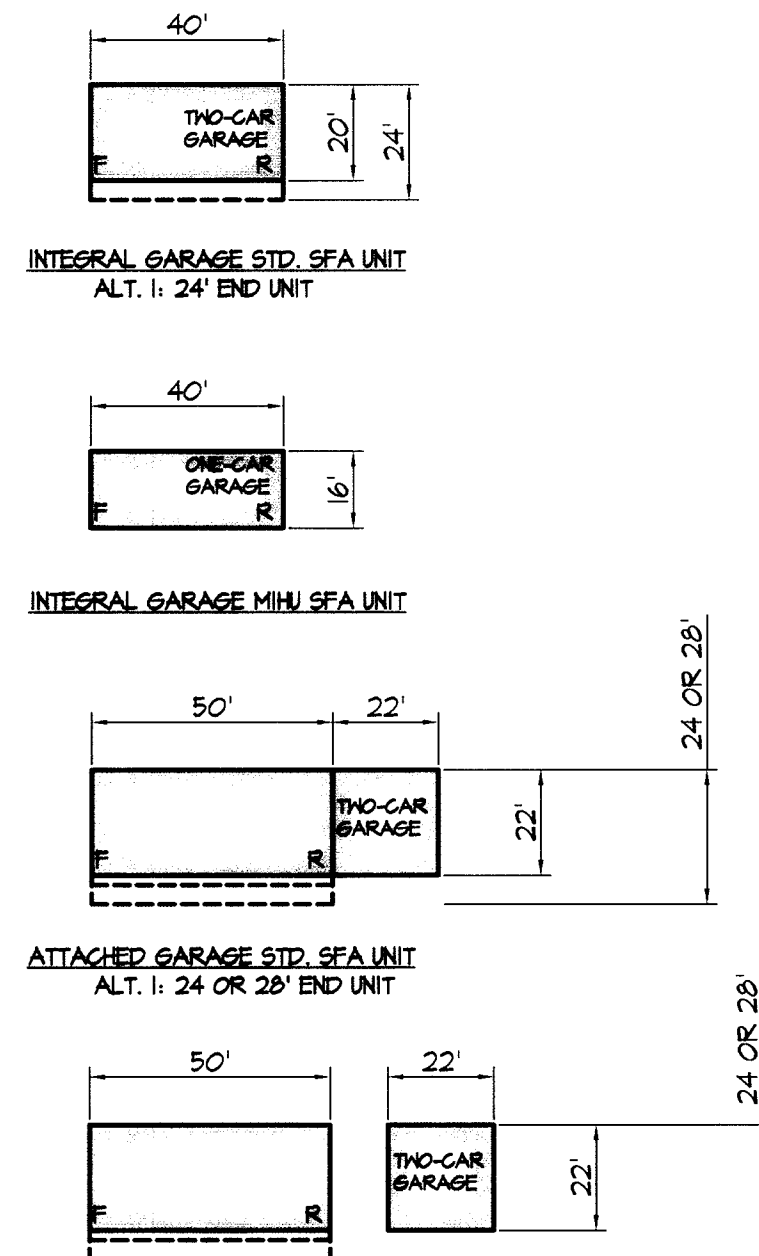


- General Notes:**
- Zoning. Site is being developed under the Amended 5th Edition of the Subdivision and Land Development Regulations for RA-15 (including the Supplementary Regulations for Traditional Residential Neighborhoods) and B-1. This plan is subject to the Amended Zoning Regulations per CB-15-2003.
  - Applicable DFZ File Reference: 5 04-04 (approved 2/15/05), WF 04-105, F 06-019, WF 06-045 ZRA-65, and F 07-001.
  - This project is in conformance with the latest Howard County standards unless waivers have been approved (WF 04-105 and WF 06-045 see Note 25 below). Bulk Parcel Plat F 07-001 which created Parcel C was recorded as Plat Nos. 18428 thru 18431 on July 14, 2006.
  - Boundary information is from boundary surveys by Gutschick, Little, and Weber, P.A., dated May, 2003.
  - Horizontal and vertical datum is based on Howard County Control Stations: 316A, 31A4.
  - Aerial topography by McKenzie Snyder, Inc. on 3/23/03. Topography NN of Md Route 108 provided by Ho. Co.
  - Wetland and stream delineation by Exploration Research, Inc. submitted and approved under Sketch Plan 5 04-04 dated 2/15/05. Jurisdictional determination and verification of delineation of waters of the U.S. by U.S. Army Corps of Engineers on 3/28/03. No clearing, grading or construction is permitted within wetlands, streams or their required buffers, unless approved by DFZ as necessary disturbances or waivers have been approved. The Department of Planning and Zoning has determined that the proposed road crossing located within the environmental features and buffers are considered necessary road disturbances in accordance with Section 16.116(c) of the Howard County Subdivision and Land Development Regulations.
  - The Cemetery Inventory Maps do not show any cemeteries within the project limits.
  - The Scenic Roads Map does not indicate any scenic roads within or adjacent to the project limits.
  - Existing utilities were taken from available Howard County records.
  - This property is within the Metropolitan District.
  - Public water and sewer to be utilized. A Preliminary Water and Sewer Master Plan is being concurrently submitted to the Development Engineering Division for review and approval.
  - 100-Year Floodplain prepared by Gutschick, Little, and Weber, P.A. was submitted and approved as a part of F 06-019.
  - Traffic Study and Traffic Signal Warrant Analysis by The Traffic Group, dated Jan. 26, 2004.
  - Vehicular Ingress & Egress to MD Route 108 is prohibited except as indicated. Vehicular Ingress and egress to Snowden River Parkway and MD Route 100 is prohibited.
  - The minimum width of Common Open Space Lots that contain alleys shall be 24 feet. The minimum width of alley drive lanes shall be 16 feet.
  - All public streets within this development shall have sidewalks on both sides of the roadway. SFA lots may not be encumbered with sidewalks and/or sidewalk easements.
  - Street trees will be provided per the Subdivision Regulations at the Final Stage.
  - A Sight Distance Analysis for the entrance from MD State Route 108 was provided and approved with the Sketch Plan 5 04-04 on October 1, 2002.
  - Common Open Area Lots C-66 thru C-69 are for the purpose of common ingress/egress and utility construction and maintenance. An easement for ingress/egress, maintenance and various public utilities (gas, telephone, electric, etc.) construction and maintenance will be overlaid with those lots as part of the final plat process.
  - Noise study by Century Engineering, Inc. dated January 13, 2004.
  - Sediment and erosion control measures will be included with Final Plans and Site Development Plans.
  - A Forest Stand Delineation Plan was submitted and approved for the area covered by this plan under 5 04-04 February 15, 2005. A Forest Conservation Plan was submitted and approved for the area covered by this plan under F 06-019.
  - To fulfill the forest conservation requirements of this site, at least 10.09 acres of forest conservation easement is required. This requirement is addressed by providing 8.71 acres of easement area on-site that is comprised of 1.48 acres of net tract forest retention, 1.51 acres of non-credited forest retention within the Floodplain and 5.74 acres of on-site afforestation. Additionally, 1.30 acres of easement area off-site is to be provided comprised of forest conservation banking.
  - Where referred to herein, "Lot(s)" includes lot(s) and, where appropriate, land condominium unit(s).
  - 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(a)(5), which requires truncation of public road right-of-way boundaries where public roads intersect (at corner lots), and Section 16.116.a.2.(1) 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:

# PRELIMINARY SUBDIVISION PLAN SHIPLEY'S GRANT

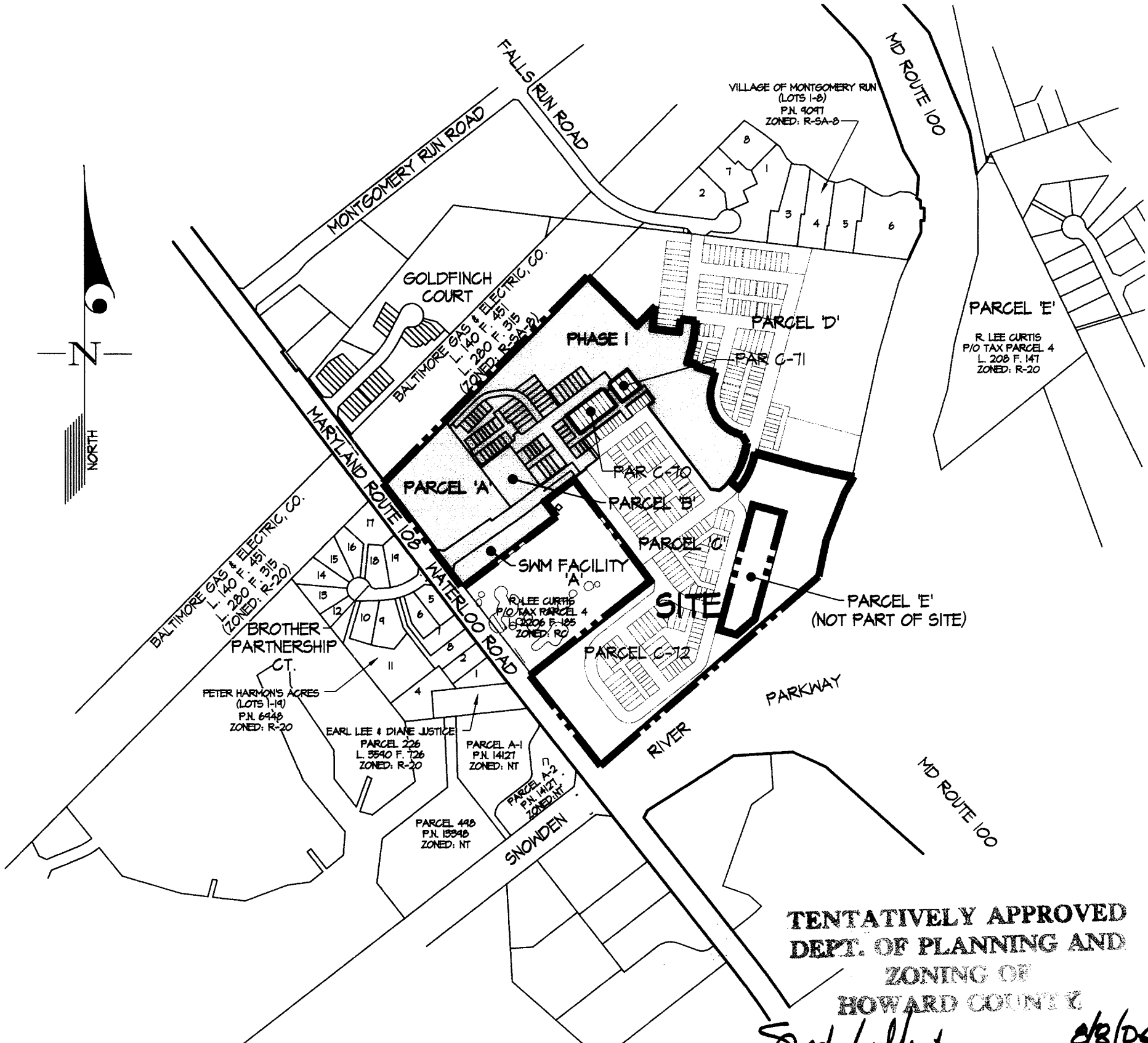
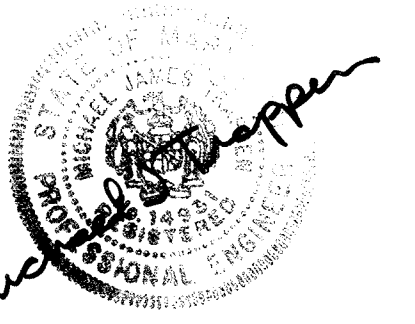
## PHASE I LOTS C-1 THRU C-62, OPEN SPACE LOTS C-63, C-64, C-65, COMMON OPEN SPACE LOTS C-66 THRU C-69 AND PARCELS 'A', 'B', C-70, C-71 and C-72



### TYPICAL BUILDING FOOTPRINT

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

- The maximum allowed mean height of a principal structure in the R-A-15 Zone shall be 55-feet and the mean height of accessory structures shall be 15-feet.
- As indicated in the legend, there are parking spaces that are provided to meet the parking requirement of the Zoning Ordinance for this phase of the subdivision. These parking spaces are lot specific, as indicated on the plan, and shall be reserved by signage or other methods as approved by Howard County.
- During the 2006 legislative session, the County Council of Howard County introduced Bill ZRA-65 to amend the Howard County Zoning Regulations pertaining to Traditional Residential Neighborhoods by expanding the applicability of the regulations to B-1 and POR zoning districts, changing setback requirements, and changing maximum lot coverage, under certain circumstances. The effective date of the amended Zoning Regulations is April 10, 2006.



TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY  
PLANNING DIRECTOR  
DATE

### KEY MAP SCALE: 1" = 500'

### DEVELOPMENT TRACKING CHART AND SITE ANALYSIS

PHASE No.	CO. FLIE No.	R-A-15 ZONE AREAS												B-1 ZONE		POR ZONE		
		GROSS	100 YR. FLOOD PLAIN	NET	SFA LOTS	MIN. REQ'D. O/S <sup>1</sup>	CREDITED O/S PROVIDED <sup>2</sup>	NON-CREDITED O/S PROVIDED	TOTAL O/S PROVIDED	MIN. REQ'D. REC. O/S <sup>3</sup>	REC. O/S PROVIDED	MIN. REQ'D. TND O/S <sup>4</sup>	TND O/S PROVIDED	APT. PARCELS	PUBLIC ROADS	PRIVATE ROADS	GROSS ACREAGE	GROSS ACREAGE
PHASE I	P 06-001	13.75 AC.	1.21 AC.	12.48 AC.	2.15 AC.	3.4 AC.	0.2 AC. (60%)	0.3 AC.	0.5 AC.	24,800 S.F.	56,471 S.F.	0.1 AC./24,612 S.F.	0.9 AC./39,810 S.F.	0 AC.	2.1 AC.	0.9 AC.	4.2 AC.*	0 AC.
CUMULATIVE TOTAL		13.75 AC.	1.21 AC.	12.48 AC.	2.15 AC.	3.4 AC.	0.2 AC. (60%)	0.3 AC.	0.5 AC.	24,800 S.F.	57,245 S.F.	0.1 AC./24,612 S.F.	0.9 AC./39,810 S.F.	0 AC.	2.1 AC.	0.9 AC.	4.2 AC.	0 AC.

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

NOTES:  
1. MINIMUM REQUIRED OPEN SPACE (O/S) IS CALCULATED AS 25% OF THE GROSS AREA.  
2. PERCENT OPEN SPACE PROVIDED IS OF THE GROSS AREA.  
3. MINIMUM REQUIRED RECREATION OPEN SPACE (ROS) IS CALCULATED AS 400 S.F. PER UNIT.  
4. MINIMUM REQUIRED TRADITIONAL NEIGHBORHOOD O/S IS CALCULATED AS 20% OF THE REQUIRED OPEN SPACE.

PHASE No.	CO. FLIE No.	REQUIRED/MAXIMUM R-A-15 UNITS						PROPOSED R-A-15 UNITS		
		MAX. NO. OF UNITS ALLOWED	MAX. UNIT DENSITY (15 UNITS/NET AC.)	REQUIRED MIHUs	SFA UNITS	MIHUs	APT. UNITS	TOTAL UNITS	PROPOSED UNIT DENSITY	
PHASE I	P 06-001	62	185	6	52	10	0	62	5 UNITS / AC.	
CUMULATIVE TOTAL		62	185	6	52	10	0	62	5 UNITS / AC.	

Howard County Control Stations:  
316A ELEV. = 511.65  
STANDARD DISC ON CONCRETE MONUMENT  
N 564,425.15, E 1,361,067.65  
31A4 ELEV. = 431.28  
STANDARD DISC ON CONCRETE MONUMENT  
N 563,835.91, E 1,361,971.65

### SFA PARKING ANALYSIS

Total Parking Required: 62 units x 2 spaces/unit = 124 Spaces  
Garages: 104 Spaces (2 Car Garages)  
8 Spaces (1 Car Garage - MIHUs)  
4 Spaces (1 Car Garage/1 Driveway Space - MIHUs)  
8 Spaces Off-Street Parking  
Total: 124 Spaces

Overflow/Guest Parking Requirements (per Design Manual Volume III, 2.8.2)  
Parking Required: 62 units x 0.3 spaces per unit = 19 Spaces  
Overflow/Guest Parking available: 21 Spaces (On-Street Parking)

### PARKING ANALYSIS PARCELS 'A' AND 'B'

- Parcel 'A' Program:  
Building Areas:  
Retail: 23,900 S.F.  
Bank: 4,500 S.F.  
Required Parking:  
Retail: 23,900 S.F. x 5 spaces per 1,000 S.F. = 120 spaces  
Bank: 4,500 S.F. x 5 spaces per 1,000 S.F. = 23 spaces  
Total Required: 143 spaces  
Total Parking Shown: 164 spaces
- Parcel 'B' Program:  
Building Areas:  
Church: 100 seats  
Required Parking:  
Church: 100 seats x 1 spaces per 3 seats = 34 spaces  
Total Required: 34 spaces  
Total Parking Shown: 34 spaces

### BUILDING RESTRICTION ANALYSIS

(Howard County Zoning Regulations Sections 112D, and 128E)

- Required front or side setback from an internal street right-of-way shall be 0' for residential uses and 10' for commercial/office uses.
- Required front or side setback from an alley right-of-way shall be 0' for accessory structures.
- Required side or rear setbacks from an alley right-of-way for a principal structure with an integral garage shall be 0'
- Minimum building separation for rear to rear condition shall be 60'. The minimum rear to rear distance for structures on opposite sides of an alley may be reduced to 30'.
- Minimum building separation for face to face condition shall be 30'.
- Minimum building separation for face to side or rear to side condition shall be 30'.
- Minimum building separation for side to side condition shall be 15'.
- Minimum building separation for rear to face condition shall be 100'.

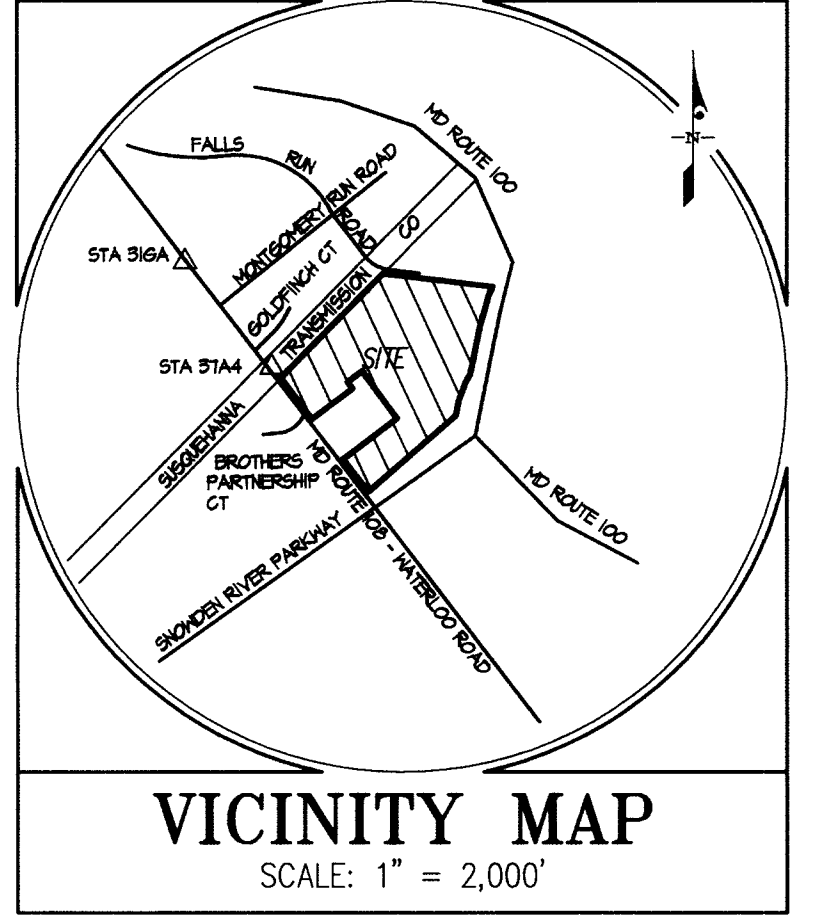
### STORMWATER MANAGEMENT NOTES

Facility A is a Wet Pond (P-2) with adjacent underground storage pipes to provide the necessary channel protection and part of the water quality volumes in addition to assisting pond 'C' with 1-yr attenuation at Study Point 2. Pre-treatment for the facility is provided by underground water quality structures (Stormceptors or similar). Water quality is provided by a combination of permanent pool and underground stormwater technologies.

The recharge (Rev) requirement for Shipley's Grant Parcels A and B is to be provided by infiltration trenches (I-1) located on under the mainlot storage pipes.

The recharge (Rev) requirement for Shipley's Grant Parcel C is to be provided by infiltration trenches (I-1) located through the drainage area. The infiltration trench storage volume is to be sized to provide a minimum of 103 cu-ft per acre of developed area as determined in F 06-019.

Pond 'A' is to be a non-MD 318 facility and to be privately owned and maintained.



### LEGEND

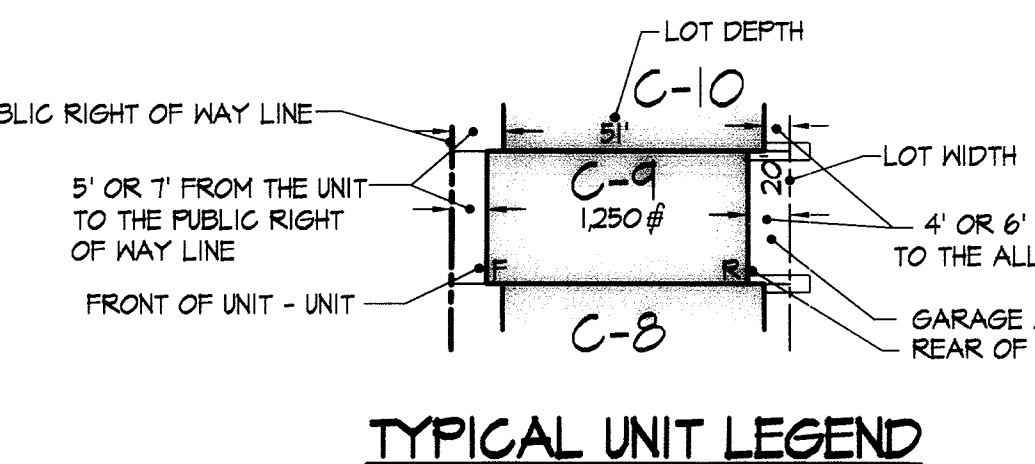
- EXIST. CURB & GUTTER/PAVEMENT
- STANDARD CURB & GUTTER
- EXISTING WATER MAIN
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- PROPOSED SIDEWALK
- NUMBER OF PARKING SPACES
- PROP. BARRICADE
- STRUCTURE NUMBER
- EXISTING CONTOUR
- PROP. CONTOUR
- EXISTING TREELINE
- 25' WETLAND BUFFER
- STREAM BUFFER
- 100 YEAR FLOODPLAIN
- CENTERLINE OF STREAM
- WETLAND
- LIMIT OF SUBMISSION
- RECREATIONAL OPEN SPACE
- PROPOSED MODERATE INCOME HOUSING UNITS
- LOCATION OF TRADITIONAL NEIGHBORHOOD OPEN SPACE LOT OR AREA
- OFF-SITE ROADWAY IMPROVEMENTS
- MIHU OFF-STREET PARKING SPACE (LOT SPECIFIC)

SWM Facility A	Drainage Area (Ac.)	5.31
Required	Rev (Cu. Ft. per Ac.)	103
	WQV (Ac. Ft.)	0.29
	Cpv (Ac. Ft.)	0.60
Proposed	Rev (Cu. Ft. per Ac.)	103
	WQV (Ac. Ft.)	0.29
	Cpv (Ac. Ft.)	0.60

	Drainage Area (Ac.)	4	2a
Required	Rev (Cu. Ft. per Ac.)	2.76	1.52
	WQV (Ac. Ft.)	244	319
	Cpv (Ac. Ft.)	0.098	0.043
Proposed	Rev (Cu. Ft. per Ac.)	244	319
	WQV (Ac. Ft.)	0.098	0.043
	Cpv (Ac. Ft.)	n/a	n/a

### SHEET INDEX

- COVER SHEET
- PRELIMINARY PLAN
- PRELIMINARY PLAN
- PRELIMINARY PLAN
- PRELIMINARY GRADING PLAN
- PRELIMINARY GRADING PLAN
- OPEN SPACE IDENTIFICATION PLAN
- PRELIMINARY LANDSCAPE BUFFER PLAN
- PRELIMINARY LANDSCAPE BUFFER PLAN
- PRELIMINARY LANDSCAPE BUFFER PLAN



### TYPICAL UNIT LEGEND

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

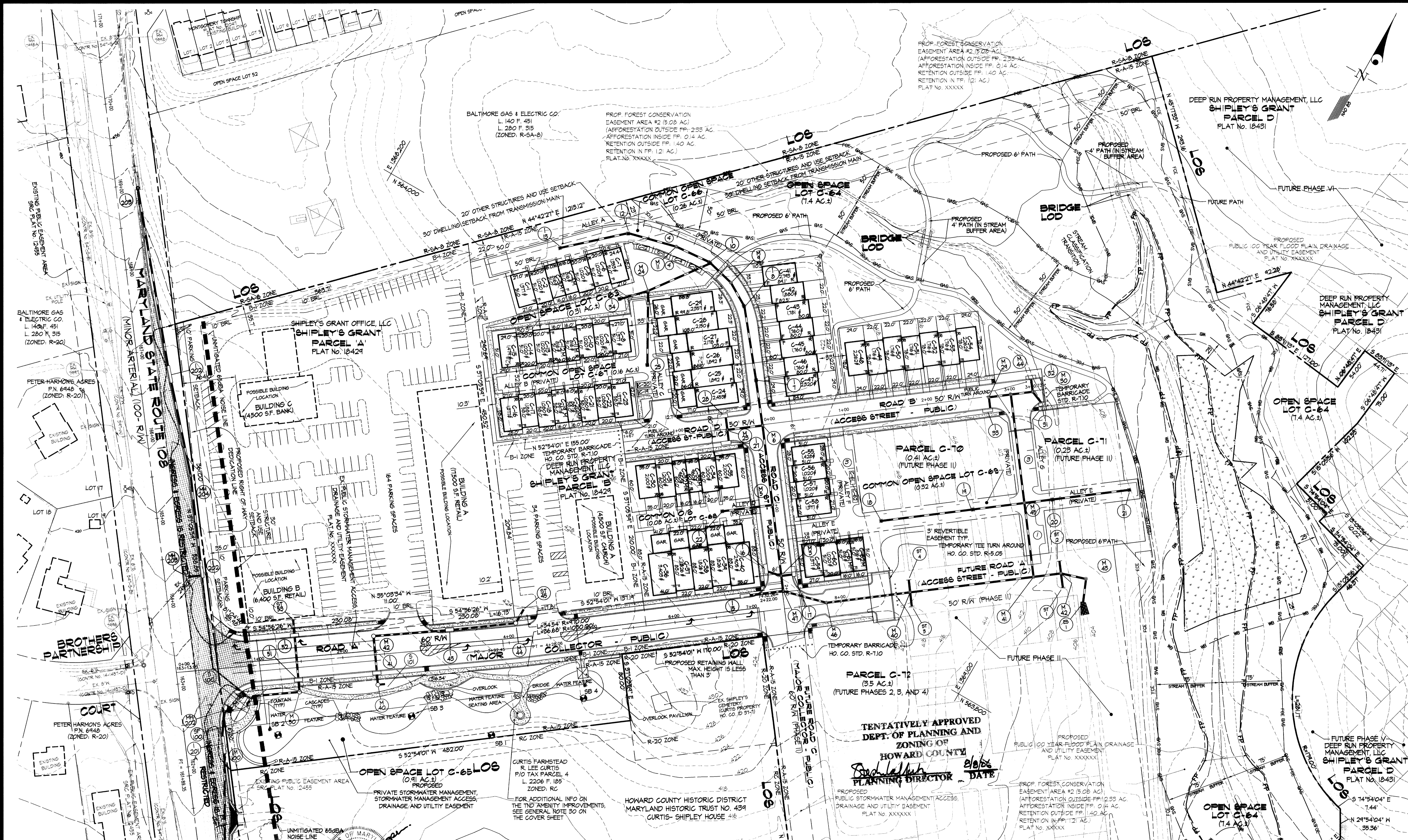
OWNER PARCEL 'A'  
BAVAR PROPERTIES GROUP  
1966 GREENSPRING DRIVE, SUITE 508  
LUTHERVILLE TIMONIUM, MD 21093

OWNER PARCEL 'B'  
DEEP RUN PROPERTY MANAGEMENT, INC.  
5771 WATERLOO RD.  
ELLICOTT CITY, MD 21043

PREPARED FOR AND OWNER PARCEL 'C':  
BA WATERLOO TOWNHOMES, LLC  
c/o BOZZUTO HOMES, INC.  
7850 WALKER DRIVE, SUITE 400  
GREENBELT, MARYLAND 20770  
ATTN: DUNCAN SLIDELL  
301-623-1525

COVER SHEET  
**SHIPLEY'S GRANT**  
PHASE I  
LOTS C-1 THRU C-62, OPEN SPACE LOTS C-63, C-64, C-65  
COMMON OPEN SPACE LOTS C-66 THRU C-69 and PARCELS 'A', 'B', C-70, C-71 and C-72  
A RESUBDIVISION OF PARCEL 'C' PLAT Nos. 18429 and 18430  
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	R-A-15 B-1	03006
DATE	TAX MAP - GRID	SHEET
July, 2006	37-1&2	1 OF 10



**FOR CONTINUATION SEE SHEET 4**

**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

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

**PRELIMINARY PLAN  
SHIPLEY'S GRANT  
PHASE I**  
LOTS C-1 THRU C-62, OPEN SPACE LOTS C-63, C-64, C-65  
COMMON OPEN SPACE LOTS C-66 THRU C-69 and PARCELS 'A', 'B', C-70, C-71 and C-72  
A RESUBDIVISION OF PARCEL 'C' PLAT Nos. 18429 and 18430  
ELECTION DISTRICT No. 1

**HOWARD COUNTY, MARYLAND**

SCALE	ZONING	G. L. W. FILE No.
1"=50'	R-A-15 B-1	03006
DATE	TAX MAP - GRID	SHEET
July, 2006	37-1&2	2 OF 10

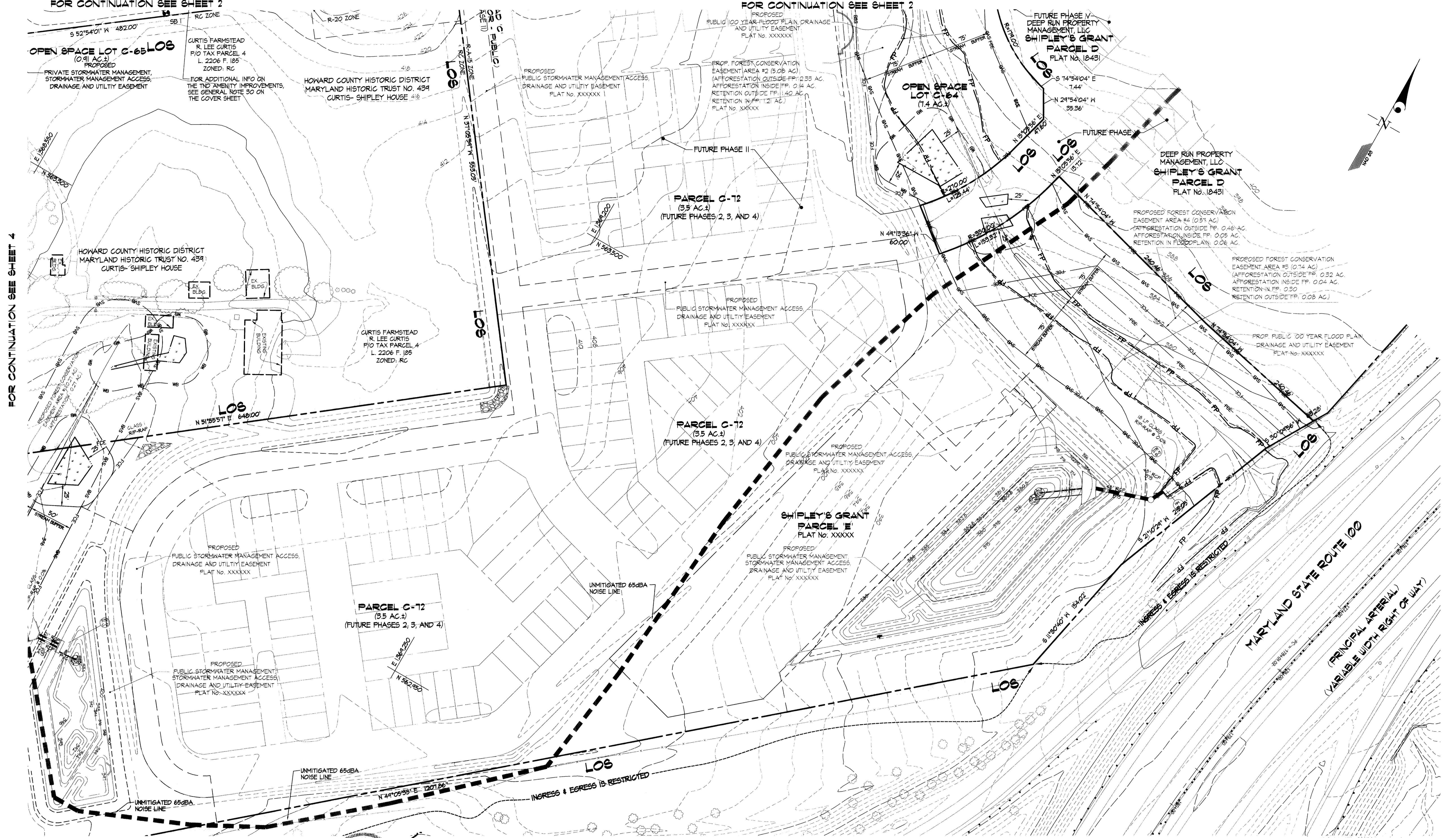
**PROFESSIONAL ENGINEER**  
STATE OF MARYLAND  
No. 15184835

**REVISION**

DATE \_\_\_\_\_ BY \_\_\_\_\_ APPR. \_\_\_\_\_

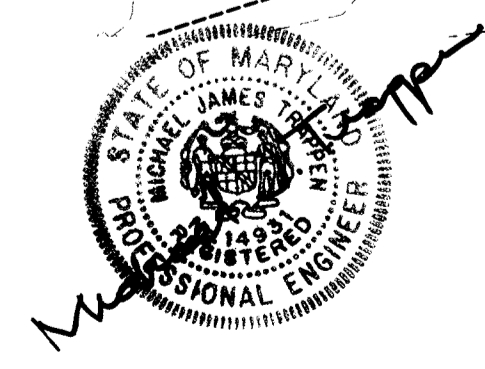
FOR CONTINUATION SEE SHEET 2

FOR CONTINUATION SEE SHEET 2



FOR CONTINUATION SEE SHEET 4

FOR CONTINUATION SEE SHEET 4



TENTATIVELY APPROVED  
 DEPT. OF PLANNING AND ZONING OF  
 HOWARD COUNTY  
*John Collins* 8/18/06  
 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 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

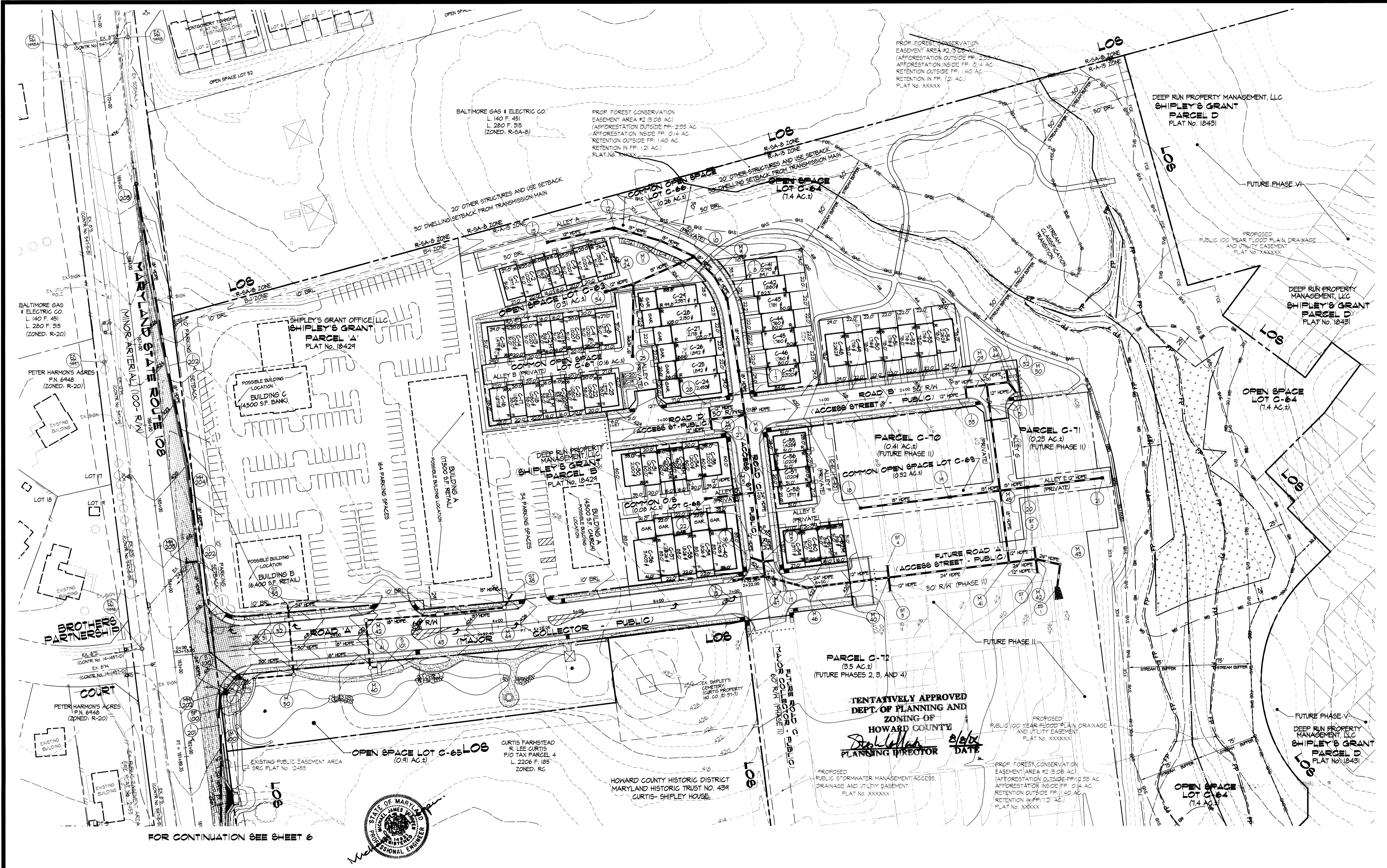
PREPARED FOR AND OWNER PARCEL C:  
 BA WATERLOO TOWNHOMES, LLC  
 c/o BOZZUTO HOMES, INC.  
 7850 WALKER DRIVE SUITE 400  
 GREENBELT, MARYLAND 20770  
 ATTN: DUNCAN SLIDELL  
 301-623-1525

**PRELIMINARY PLAN**  
**SHIPLEY'S GRANT**  
 PHASE I  
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 A RESUBDIVISION OF PARCEL 'C' PLAT Nos. 18429 and 18430  
 HOWARD COUNTY, MARYLAND  
 ELECTION DISTRICT No. 1

SCALE 1"=50'	ZONING R-A-15 B-1	G. L. W. FILE No. 03006
DATE July, 2006	TAX MAP - GRID 37-1&2	SHEET 3 OF 10

DATE	REVISION	BY	APPR.





FOR CONTINUATION SEE SHEET 6

TENTATIVELY APPROVED  
 DEPT. OF PLANNING AND  
 ZONING OF  
 HOWARD COUNTY  
*Deborah*  
 PLANNING DIRECTOR  
 8/18/06  
 DATE

**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 250 - BURTNSVILLE OFFICE PARK  
 BURTNSVILLE, MARYLAND 20866  
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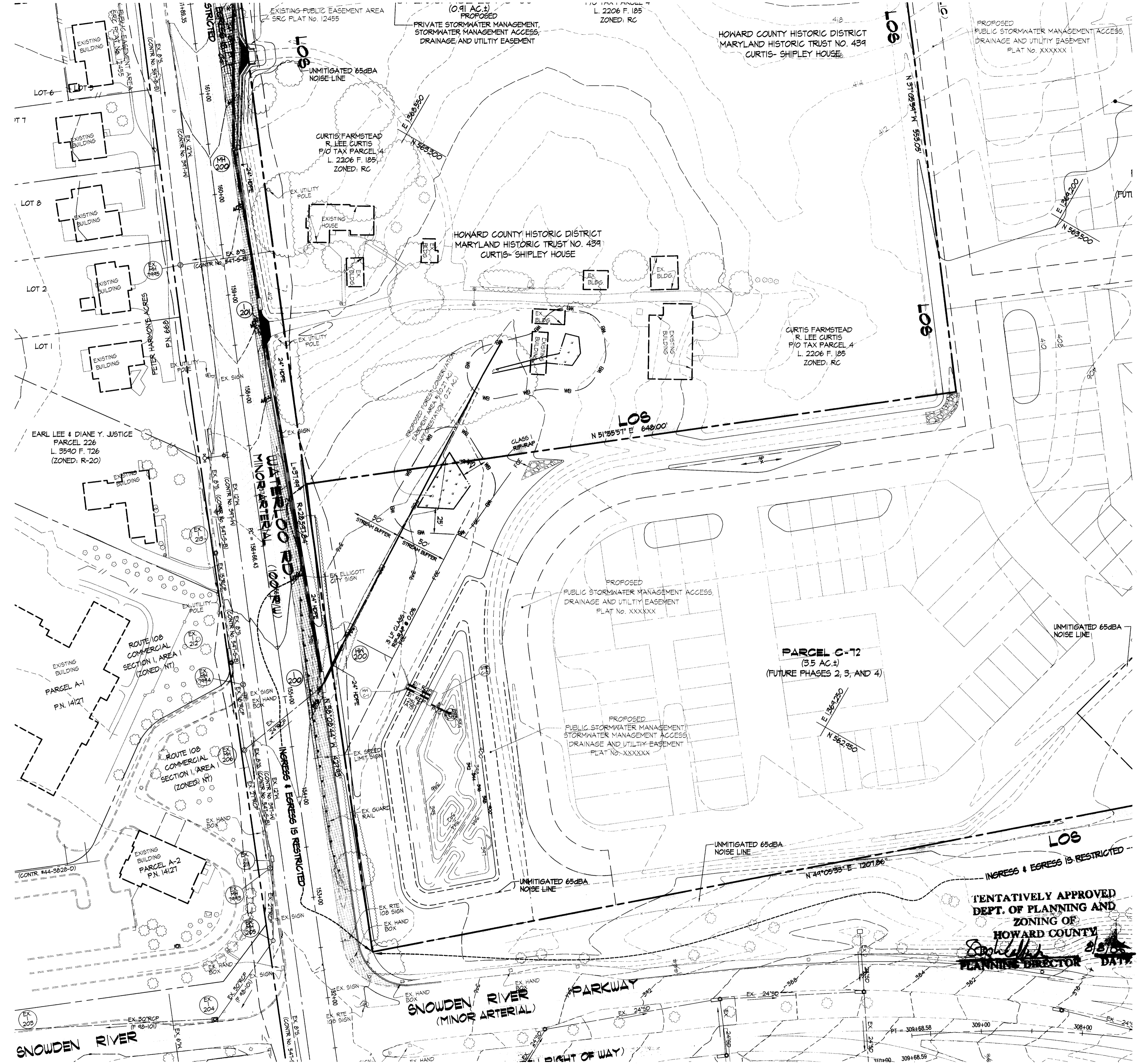
DATE	REVISION	BY	APPR.

PREPARED FOR AND OWNER PARCEL C':  
 BA WATERLOO TOWNHOMES, LLC  
 c/o BOZZUTO HOMES, INC.  
 7850 WALKER DRIVE SUITE 400  
 GREENBELT, MARYLAND 20770  
 ATTN: DUNCAN SLIDELL  
 301-623-1525

**PRELIMINARY GRADING PLAN**  
**SHIPLEY'S GRANT**  
 PHASE I  
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 COMMON OPEN SPACE LOTS C-66 THRU C-69 and PARCELS 'A', 'B', 'C', C-70 and C-71  
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 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=50'	R-A-15 B-1	03006
DATE	TAX MAP - GRID	SHEET
July, 2006	37-1&2	5 OF 10

FOR CONTINUATION SEE SHEET 5



TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY  
PLANNING DIRECTOR  
DATE

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

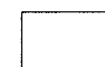

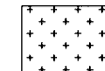

PREPARED FOR AND OWNER PARCEL 'C':  
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C/O BOZZUTO HOMES, INC  
7850 WALKER DRIVE SUITE 400  
GREENBELT, MARYLAND 20770  
ATTN: DUNCAN SLIDELL  
301-623-1525

**PRELIMINARY GRADING PLAN**  
**SHIPLEY'S GRANT**  
PHASE I  
LOTS C-1 THRU C-62, OPEN SPACE LOTS C-63, C-64, C-65  
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A RESUBDIVISION OF PARCEL 'C' PLAT Nos. 18429 and 18430  
ELECTION DISTRICT No. 1  
HOWARD COUNTY, MARYLAND

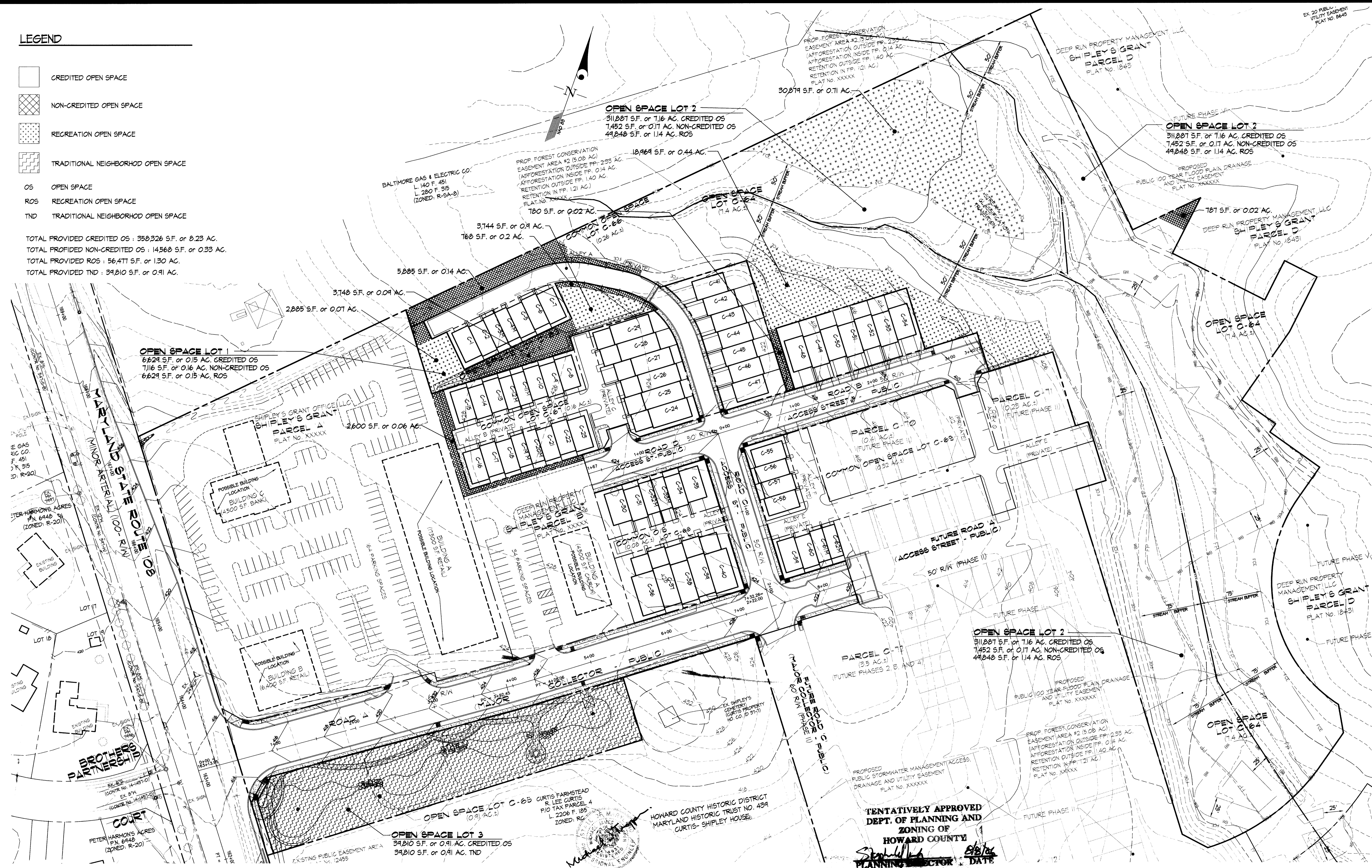
SCALE	ZONING	G. L. W. FILE No.
1"=50'	R-A-15 B-1	03006
DATE	TAX MAP - GRID	SHEET
July, 2006	37-1&2	6 OF 10

Drawings\03006\PHASE I\PRELIM\03006P_02.dwg	DES. mjl	DRN. mjl	CHK.	DATE	REVISION	BY	APPR.
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**LEGEND**

-  CREDITED OPEN SPACE
-  NON-CREDITED OPEN SPACE
-  RECREATION OPEN SPACE
-  TRADITIONAL NEIGHBORHOOD OPEN SPACE
- OS OPEN SPACE
- ROS RECREATION OPEN SPACE
- TND TRADITIONAL NEIGHBORHOOD OPEN SPACE

TOTAL PROVIDED CREDITED OS : 358,326 S.F. or 8.23 AC.  
 TOTAL PROVIDED NON-CREDITED OS : 14,568 S.F. or 0.33 AC.  
 TOTAL PROVIDED ROS : 56,471 S.F. or 1.30 AC.  
 TOTAL PROVIDED TND : 39,810 S.F. or 0.91 AC.



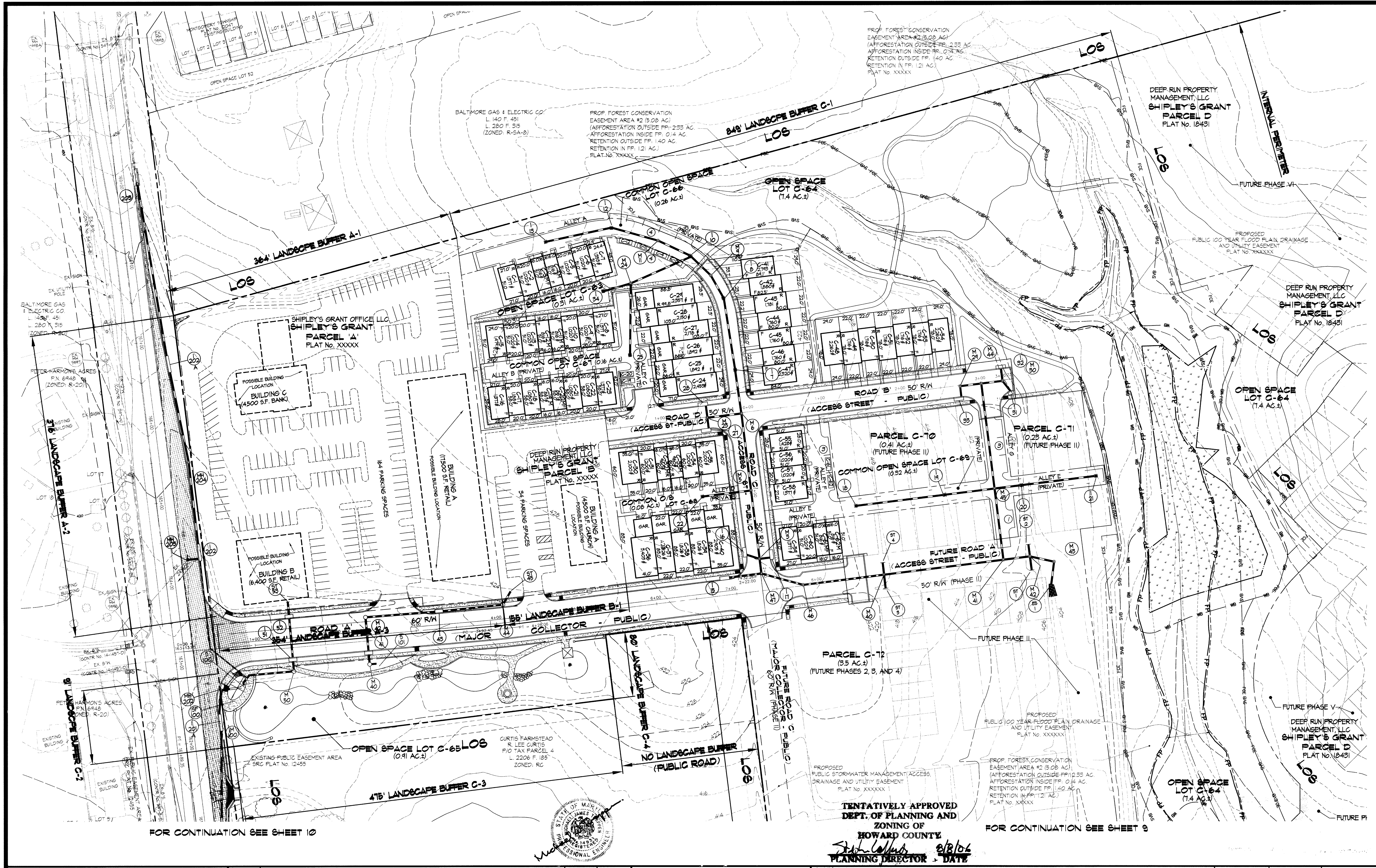
**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
 BURTONSVILLE, MARYLAND 20866  
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.

PREPARED FOR AND OWNER PARCEL 'C':  
 BA WATERLOO TOWNHOMES, LLC  
 c/o BOZZUTO HOMES, INC  
 7850 WALKER DRIVE SUITE 400  
 GREENBELT, MARYLAND 20770  
 ATTN: DUNCAN SLIDELL  
 301-623-1525

**OPEN SPACE IDENTIFICATION PLAN**  
**SHIPLEY'S GRANT**  
 PHASE I  
 LOTS C-1 THRU C-62, OPEN SPACE LOTS C-63, C-64, C-65  
 COMMON OPEN SPACE LOTS C-66 THRU C-69 and PARCELS 'A', 'B', 'C', 'D' and C-71 and C-72  
 A RESUBDIVISION OF PARCEL 'C' PLAT Nos. 18429 and 18430  
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=50'	R-A-15 B-1	03006
DATE	TAX MAP - GRID	SHEET
July, 2006	37-1&2	7 OF 10



FOR CONTINUATION SEE SHEET 10

FOR CONTINUATION SEE SHEET 9



TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY  
*Steph Collins* 8/8/06  
PLANNING DIRECTOR 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 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

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

**PRELIMINARY LANDSCAPE PLAN**  
**SHIPLEY'S GRANT**  
PHASE I  
LOTS C-1 THRU C-62, OPEN SPACE LOTS C-63, C-64, C-65  
COMMON OPEN SPACE LOTS C-66 THRU C-69 and PARCELS 'A', 'B', C-70, C-71 and C-72  
A RESUBDIVISION OF PARCEL 'C' PLAT Nos. 18429 and 18430  
ELECTION DISTRICT No. 1 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=50'	R-A-15 B-1	03006
DATE	TAX MAP - GRID	SHEET
July, 2006	37-1&2	8 OF 10

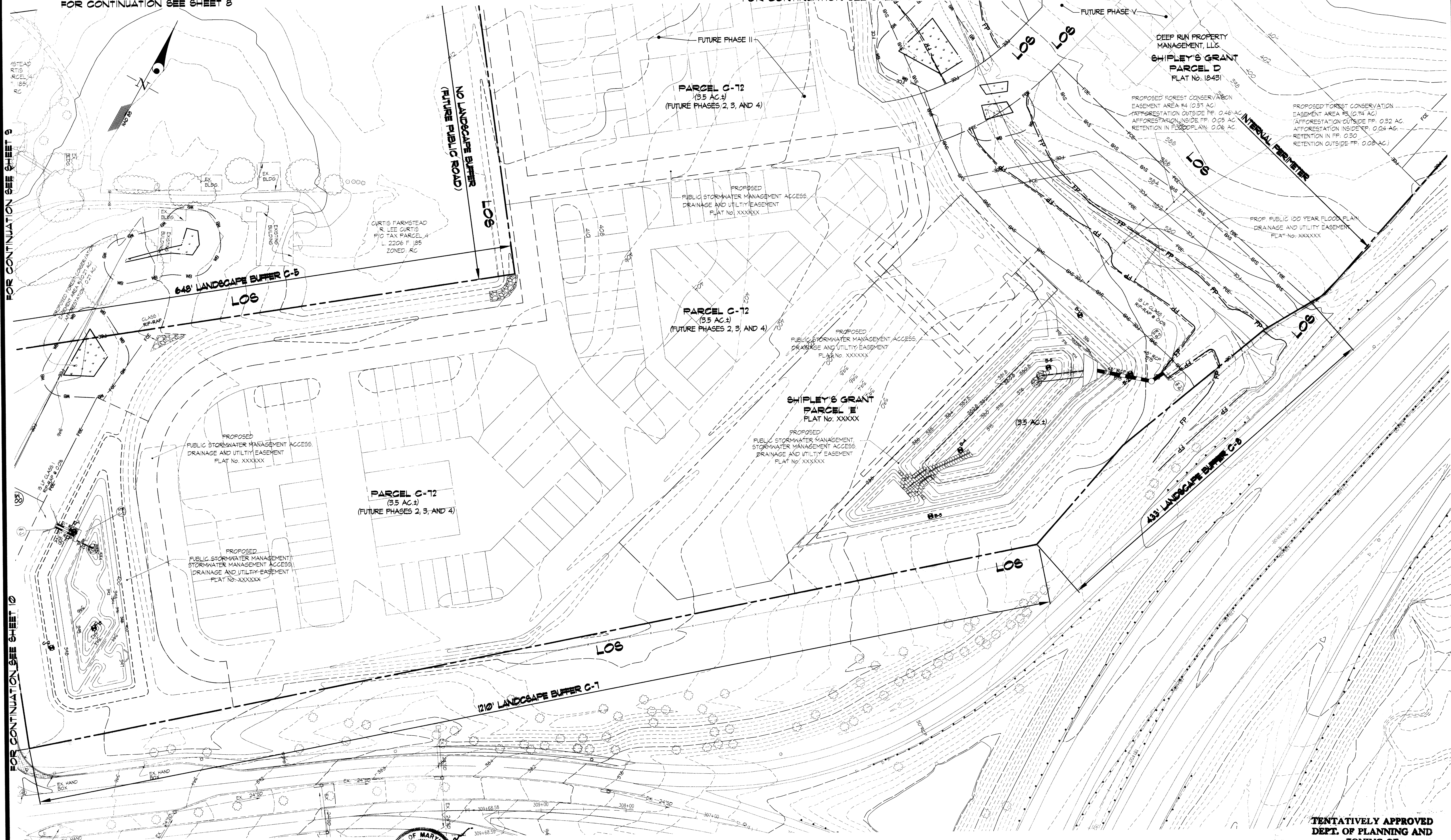
Drawings\03006\PHASE\_I\PRELIM\03006P\_08-10.dwg DES. mjt DRN. mjt CHK.

DATE	REVISION	BY	APPR.



FOR CONTINUATION SEE SHEET 8

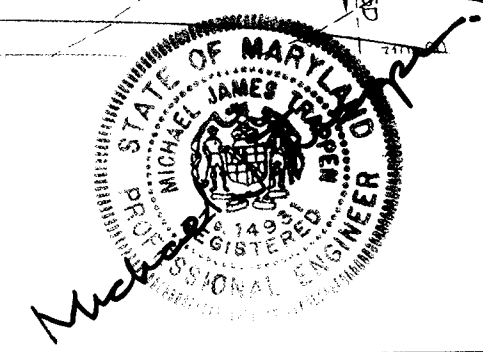
FOR CONTINUATION SEE SHEET 8



FOR CONTINUATION SEE SHEET 9

FOR CONTINUATION SEE SHEET 10

TENTATIVELY APPROVED  
 DEPT. OF PLANNING AND  
 ZONING OF  
 HOWARD COUNTY  
*Scott L. Lefebvre* 8/8/06  
 PLANNING DIRECTOR DATE



**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 250 - BURTONTOWNE OFFICE PARK  
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**PRELIMINARY LANDSCAPE PLAN**  
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 A RESUBDIVISION OF PARCEL 'C' PLAT Nos. 18429 and 18430  
 HOWARD COUNTY, MARYLAND  
 ELECTION DISTRICT No. 1

SCALE	ZONING	G. L. W. FILE No.
1"=50'	R-A-15 B-1	03006
DATE	TAX MAP - GRID	SHEET
July, 2006	37-1&2	9 OF 10

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

