

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). This plan is subject to the Amended Zoning Regulations per ZRA-65.
- Applicable DPZ File Reference: S 04-04, WP 04-105, F-06-001, F-06-019, WP 06-045, ZRA-65
- This project is in conformance with the latest Howard County standards unless waivers have been approved (WP 06-045 see Note 25 below).
- 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: 31GA, 31A4
- Aerial topography by McKenzie Snyder, Inc. on 3/23/03. Topography N4 of Md Route 100 provided by Ho. Co.
- Wetland and stream delineation by Exploration Research, Inc. submitted and approved under Sketch Plan S 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 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.

PRELIMINARY SUBDIVISION PLAN

SHIPLEY'S GRANT

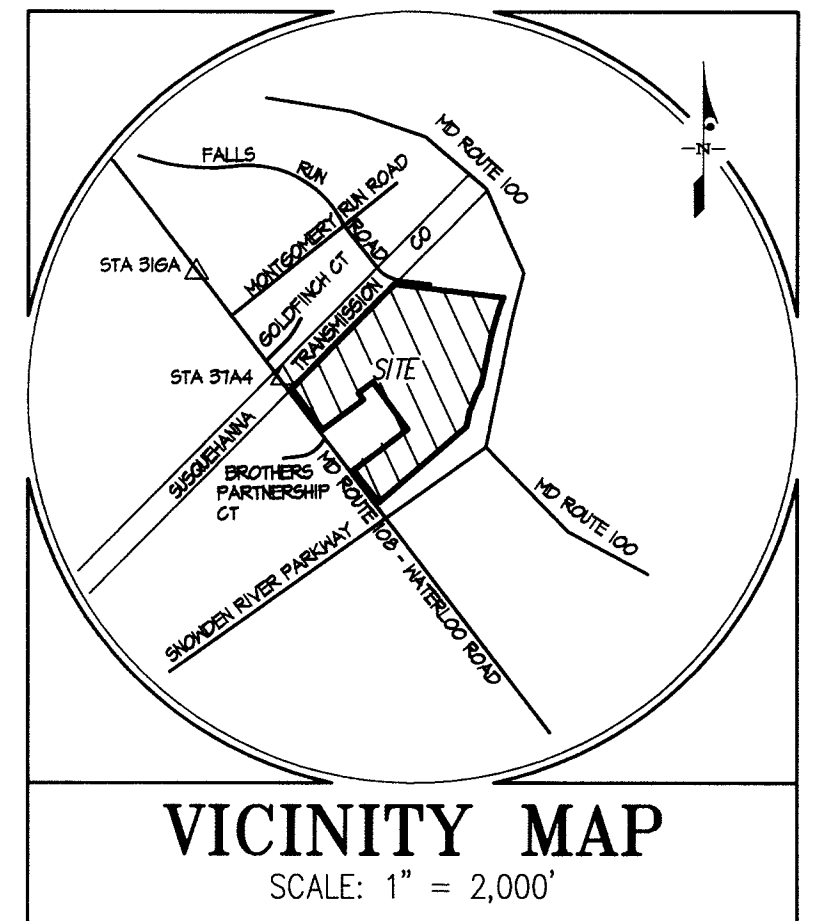
PHASE II

LOTS C-73 thru C-134, OPEN SPACE LOTS C-135 THRU C-137

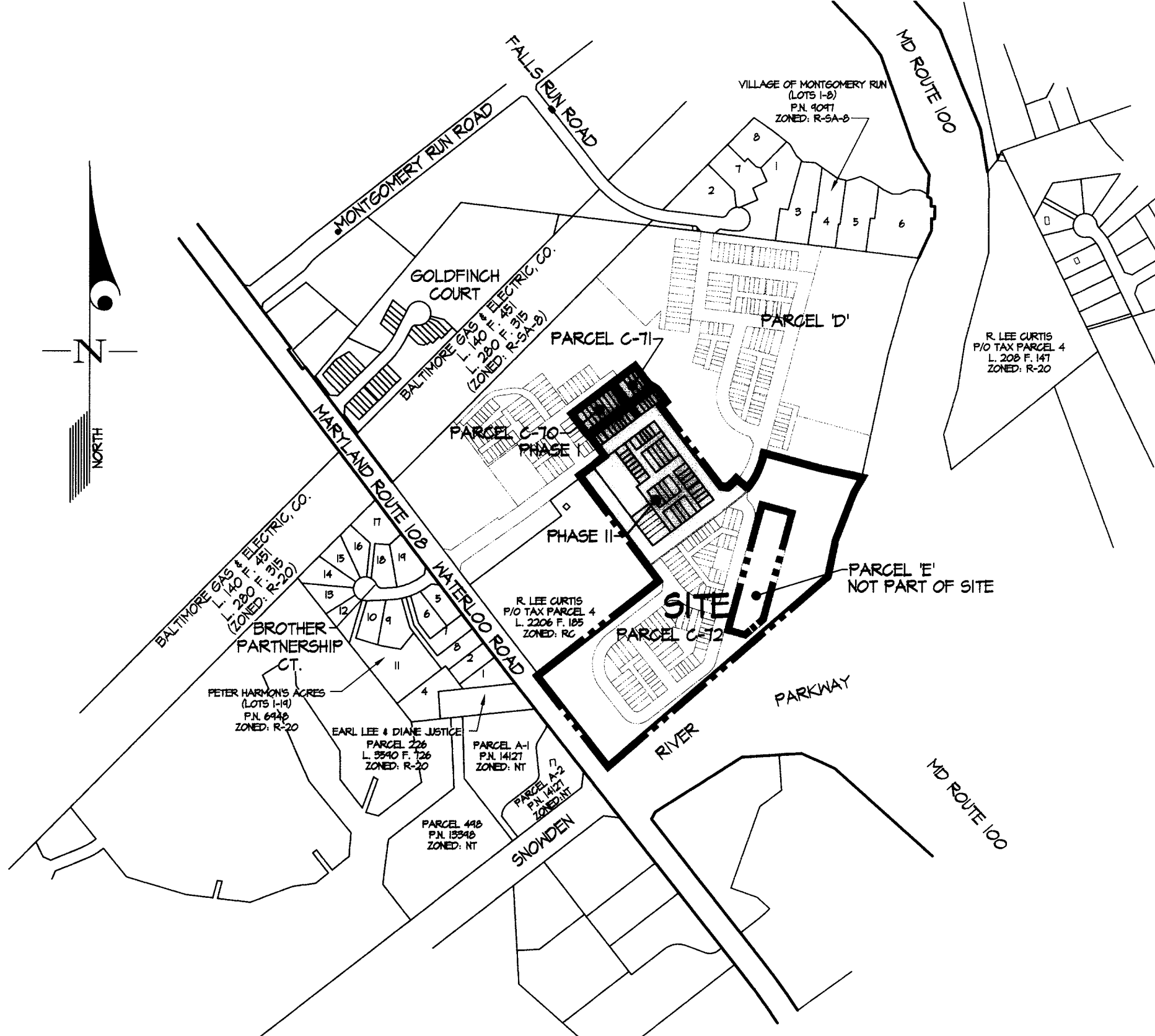
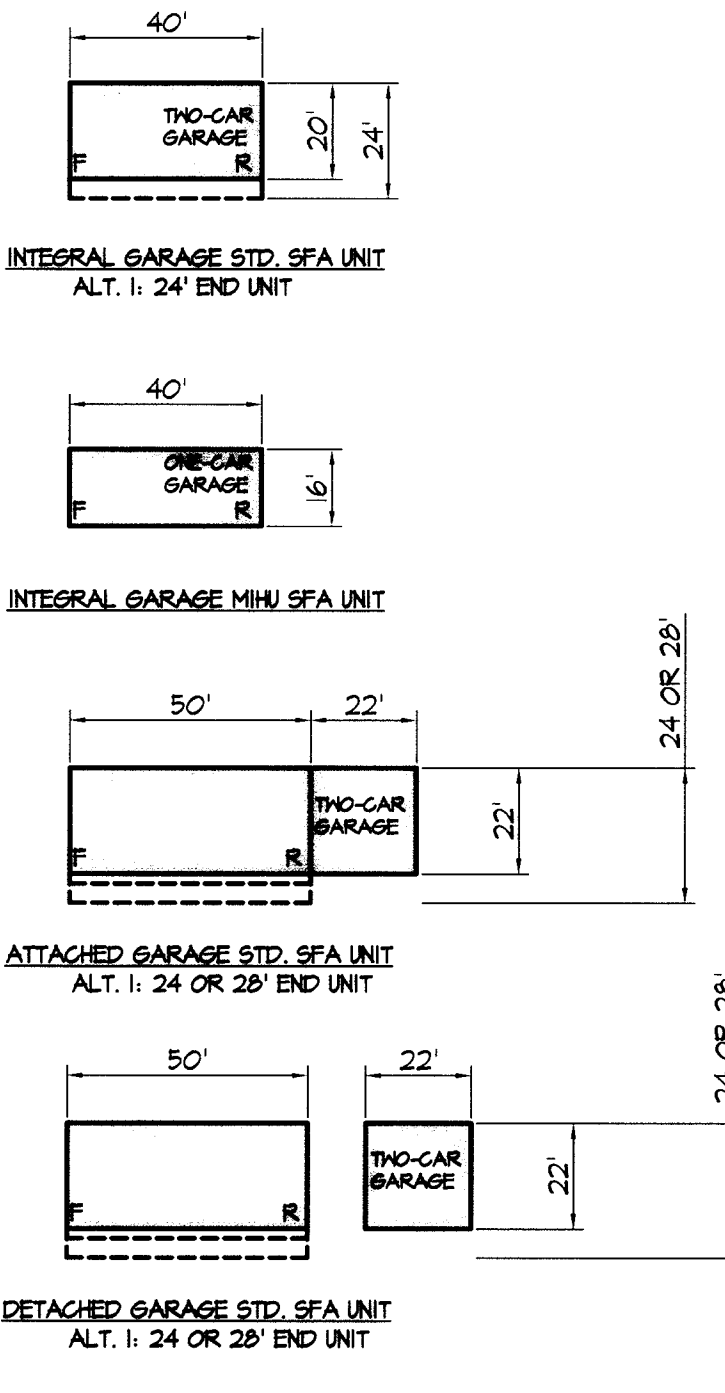
COMMON OPEN SPACE LOT C-138

and

PARCELS C-139 AND C-140



- The Cemetery Inventory Maps do not show any cemeteries within the project limits. However, a cemetery does exist on the northern corner of the adjacent Curtis Property.
- 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 Flood plain 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 100 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 100 was provided and approved with the Sketch Plan S 04-04 on October 7, 2002.
- Common Open Area Lot C-138 is 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 Wyle Laboratories, dated May 12, 2005 and updated July 12, 2005
- 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 S 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 9.74 acres of easement area on-site that is comprised of 1.48 acres of net tract forest retention, 1.57 acres of non-credited forest retention within the floodplain and 5.74 acres of on-site off-retention. Additionally, 130 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, WP 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.(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:
 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 DED that sight distance is inadequate at the intersections for which truncation as waived, then the appropriate easements must be added to the plan/plat.



SFA PARKING ANALYSIS

Total Parking Required: 62 units x 2 spaces/unit = 124 Spaces
 Garages: 12 Spaces (2 Car Garages)
 6 Spaces (1 Car Garage - MIHUs)
 12 Spaces Off-Street Parking
 Total: 130 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: 29 Spaces (On-Street Parking)

BUILDING RESTRICTION ANALYSIS

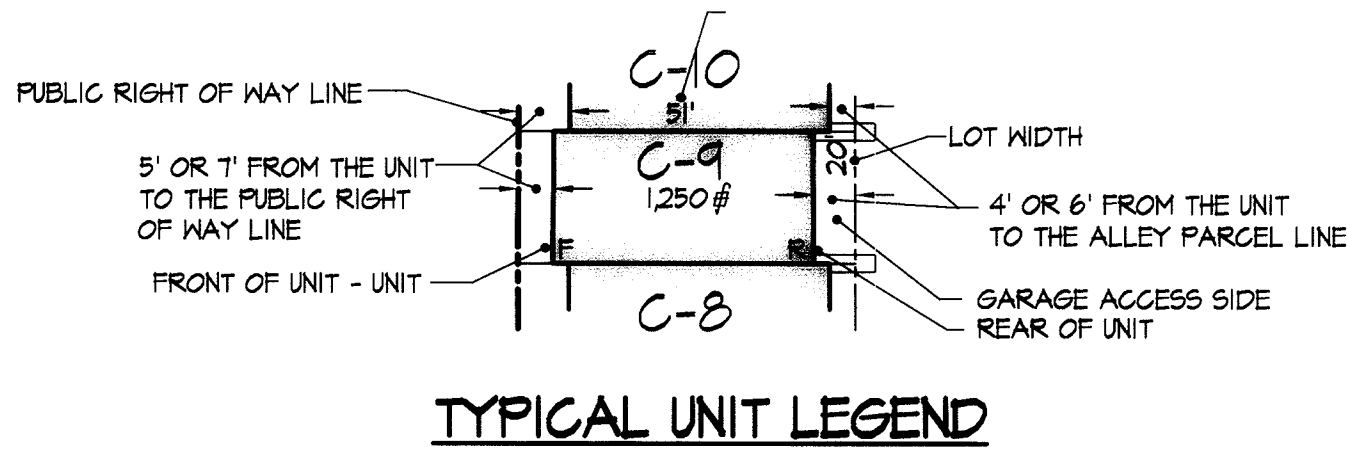
(Howard County Zoning Regulations Sections 12D, and 12B.G.)

- 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'.

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

LEGEND

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



TYPICAL BUILDING FOOTPRINT

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

DEVELOPMENT TRACKING CHART AND SITE ANALYSIS

PHASE No.	CO. FILE No.	R-A-15 ZONE AREAS										B-1 ZONE	POR ZONE					
		GROSS	100 YR. FLOOD PLAIN	NET	SFA LOTS	MIN. REQ'D. 0/5 ¹	CREDITED 0/5 PROV. ²	NON-CREDITED 0/5 PROVIDED	TOTAL 0/5 PROVIDED	MIN. REQ'D. REC. 0/5 ³	REC. 0/5 PROVIDED			MIN. REQ'D. TND 0/5 ⁴	TND 0/5 PROVIDED	APT. PARCELS	PUBLIC ROADS	PRIVATE ROADS
PHASE I	P 06-001	13.75 AC.	1.21 AC.	12.48 AC.	2.15 AC.	3.4 AC.	8.2 AC. (60%)	0.3 AC.	8.5 AC.	24,800 S.F.	57,245 S.F.	0.7 AC./29,612 S.F.	0.9 AC./39,810 S.F.	0 AC.	2.1 AC.	0.9 AC.	4.2 AC.*	0 AC.
PHASE II	P 06-004	5.84 AC.	0 AC.	5.84 AC.	2.36 AC.	1.5 AC.	0.6 AC. (10%)	0.1 AC.	0.7 AC.	24,800 S.F.	28,248 S.F.	0.3 AC./13,068 S.F.	0.9 AC./40,144 S.F.	0 AC.	2.1 AC.	0.7 AC.	0 AC.	0 AC.
CUMULATIVE TOTAL		19.59 AC.	1.21 AC.	18.32 AC.	4.51 AC.	4.9 AC.	8.8 AC. (45%)	0.4 AC.	9.2 AC.	49,600 S.F.	85,493 S.F.	1.0 AC./42,680 S.F.	1.8 AC./79,954 S.F.	0 AC.	4.2 AC.	1.6 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.	MAXIMUM NUMBER OF UNITS PERMITTED				PROPOSED R-A-15 UNITS			
	NET	MAX. UNIT DENSITY (15 UNITS/NET AC.)	REQUIRED MIHUs @ 10%	STD. SFA UNITS	PROPOSED SFA UNITS	APT. UNITS	TOTAL UNITS	PROPOSED UNIT DENSITY
PHASE I	12.48 AC.	181	6	52	10	0	62	5 UNITS / AC.
PHASE II	5.84 AC.	87	6	56	6	0	62	10.6 UNITS / AC.
18.32 AC.		274	12	108	16	0	124	6.8 UNITS / AC.

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF
 HOWARD COUNTY
 Planning Director
 DATE: 6/29/06

SHEET INDEX

1. COVER SHEET	SCALE	ZONING	G. L. W. FILE No.
2. PRELIMINARY PLAN	AS SHOWN	R-A-15	03006
3. PRELIMINARY PLAN	DATE	TAX MAP - GRID	SHEET
4. PRELIMINARY PLAN	June, 2006	37-1&2	1 OF 8
5. PRELIMINARY GRADING PLAN			
6. PRELIMINARY GRADING PLAN			
7. PRELIMINARY GRADING PLAN			
8. PRELIMINARY LANDSCAPE BUFFER PLAN			

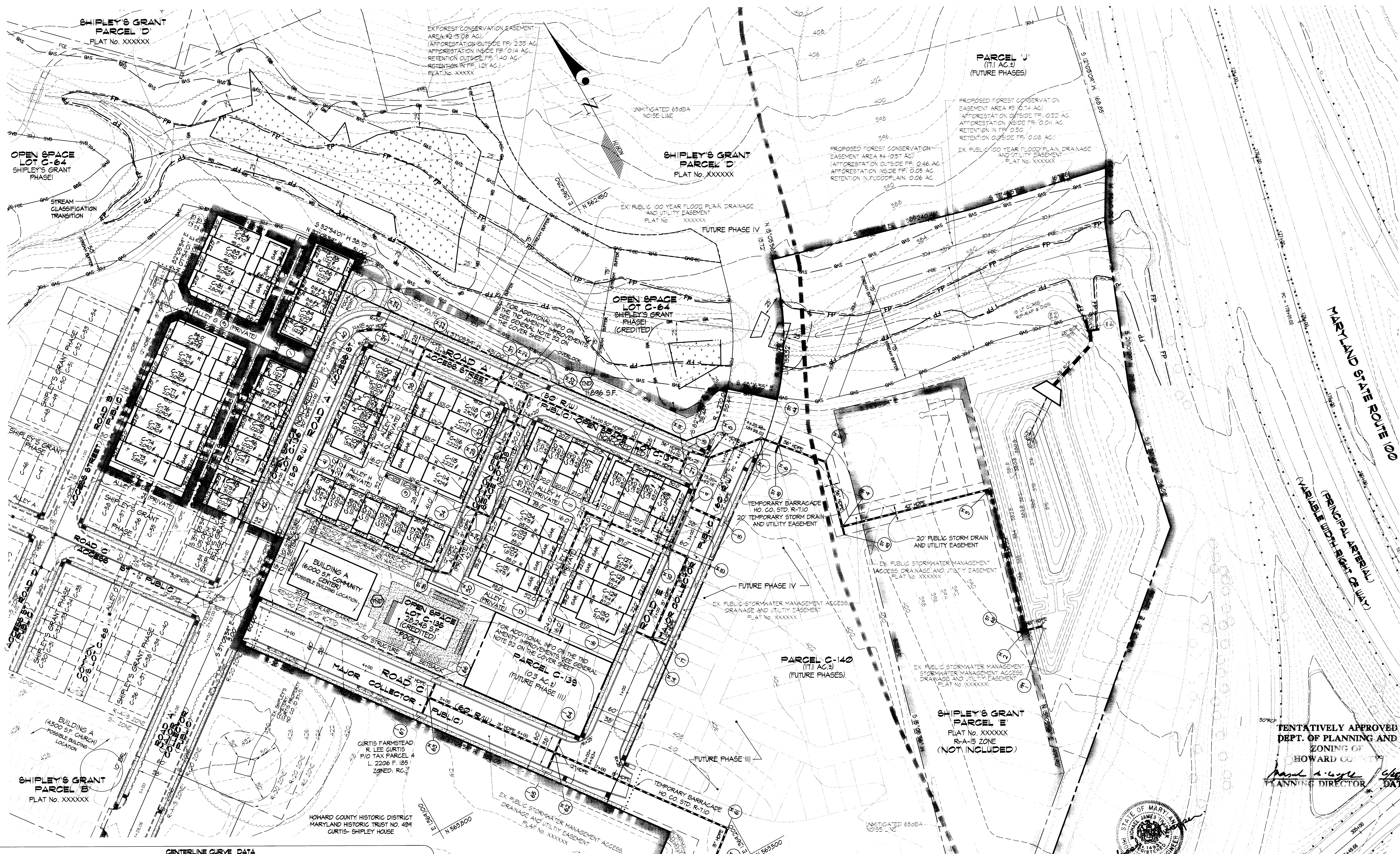
GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

PREPARED FOR/OWNER PARCELS C-70 thru C-72:
 BOZZUTO HOMES, INC.
 7850 WALKER DRIVE
 SUITE 400
 GREENBELT, MARYLAND 20770
 ATTN: DUNCAN SLIDELL
 301-623-1525

COVER SHEET
SHIPLEY'S GRANT
 PHASE II
 LOTS C-73 thru C-134, OPEN SPACE LOTS C-135 thru C-137
 COMMON OPEN SPACE LOT C-138 and PARCELS C-139 and C-140
 A RESUBDIVISION OF PARCELS C-70 thru C-72
 HOWARD COUNTY, MARYLAND

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ELECTION DISTRICT No. 1



CENTERLINE CURVE DATA

STREET NAME	P.C. STA.	P.C.C. STA.	P.T. STA.	RADIUS	ARC	TANGENT	CHORD	BEARING	DELTA
ROAD 'A'	10+64.16	—	11+28.66	3150'	58.90'	3150'	59.03'	S. 82° 05' 54" W.	90° 00' 00"

GLW GUTSCHICK LITTLE & WEBER, P.A.
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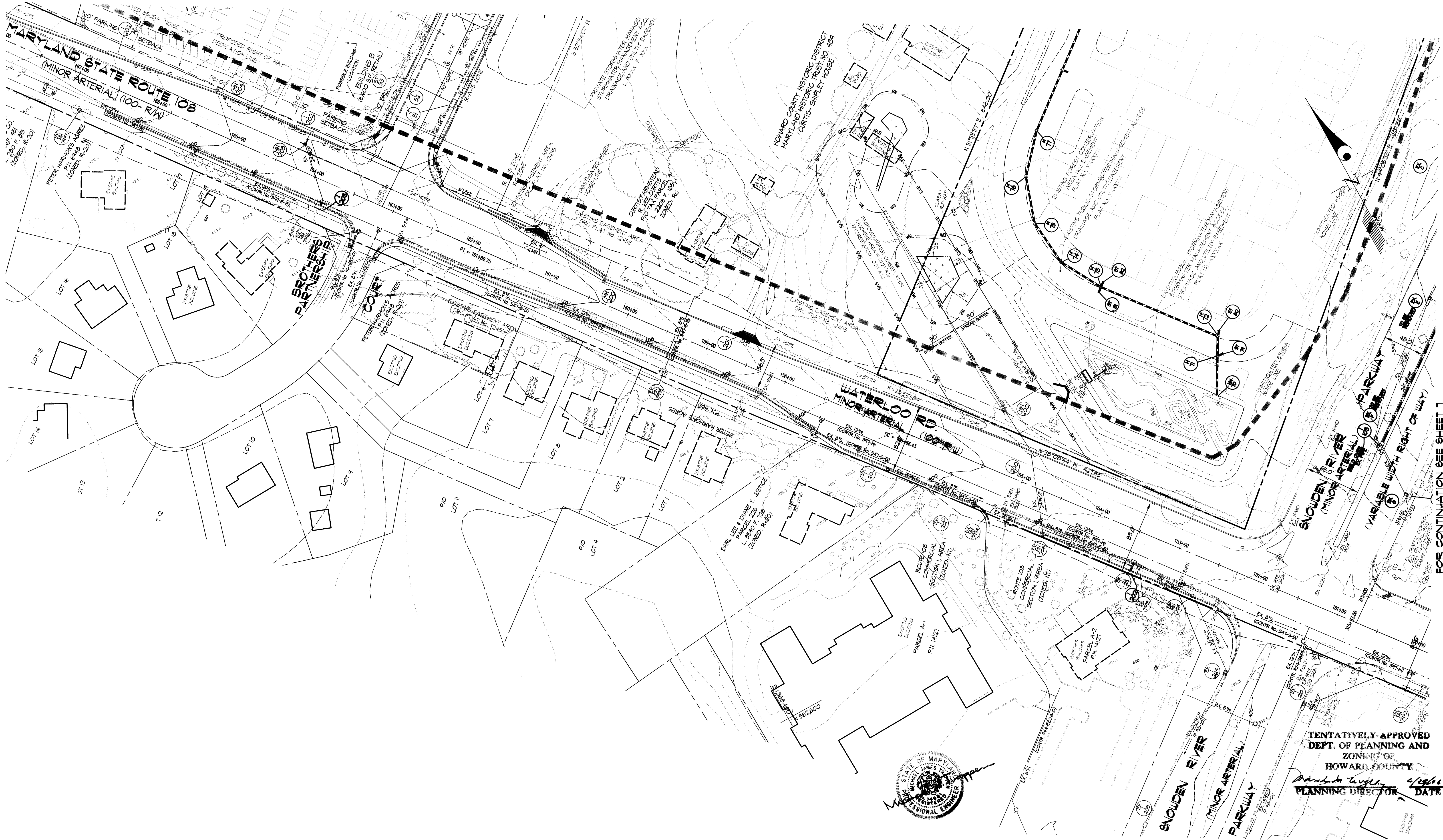
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SCALE	ZONING	G. L. W. FILE No.
1"=50'	R-A-15	03006
DATE	TAX MAP - GRID	SHEET
June, 2006	37-1&2	2 OF 8

TENTATIVELY APPROVED
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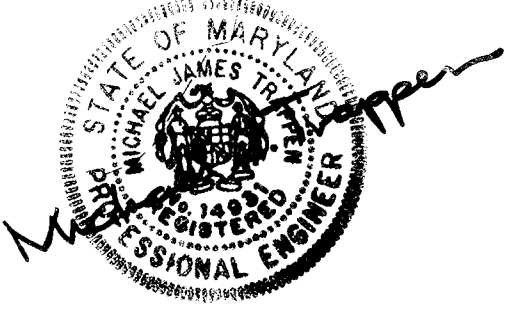


FOR CONTINUATION SEE SHEET 3



FOR CONTINUATION SEE SHEET 7

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Manuel A. Gagliardi
 PLANNING DIRECTOR DATE



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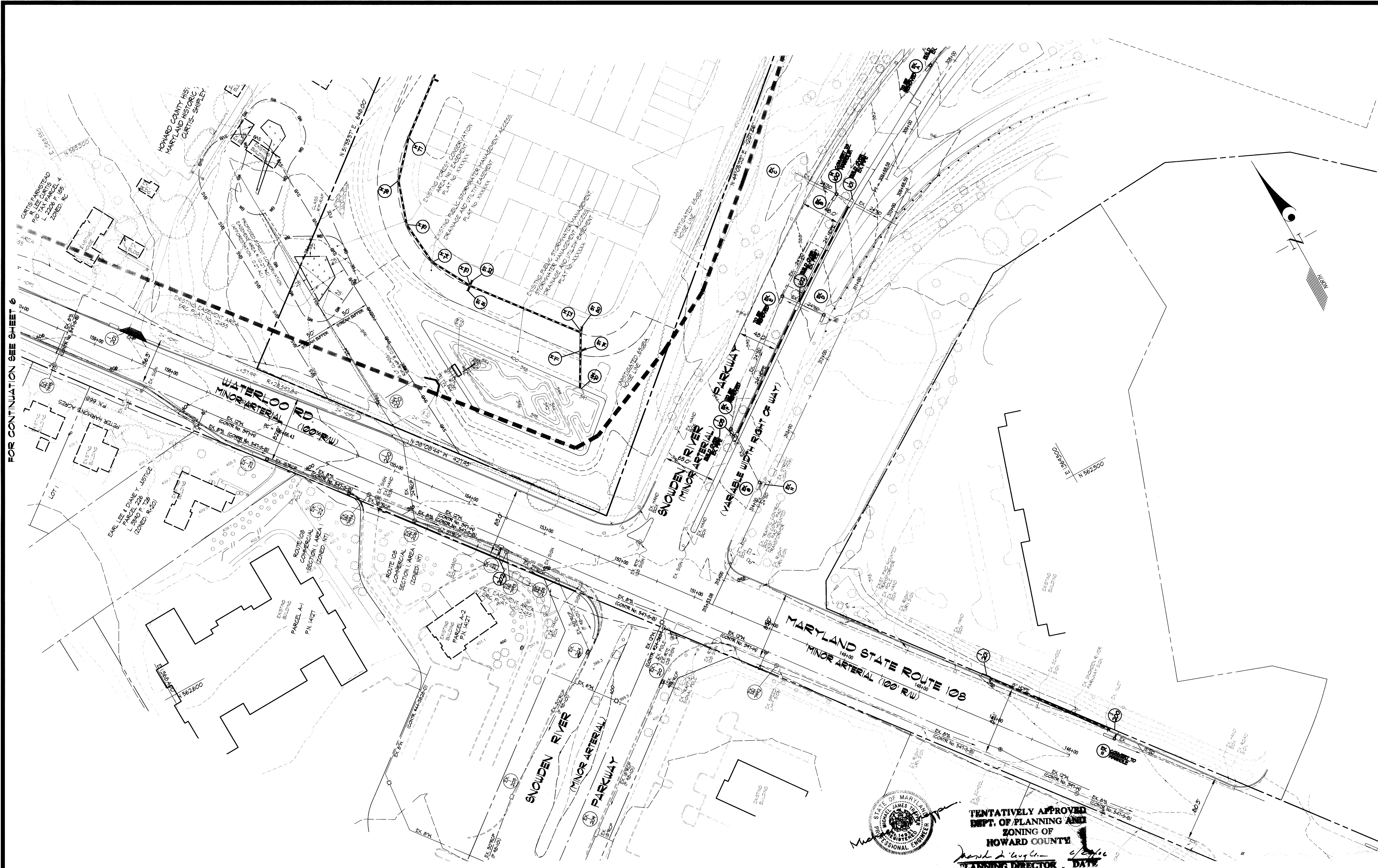
SCALE	ZONING	G. L. W. FILE No.
1"=50'	R-A-15	03006
DATE	TAX MAP - GRID	SHEET
June, 2006	37-1&2	6 OF 8

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DATE	REVISION	BY	APP'R.

ELECTION DISTRICT No. 1

HOWARD COUNTY, MARYLAND



FOR CONTINUATION SEE SHEET 6



TENTATIVELY APPROVED
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 Planning Director
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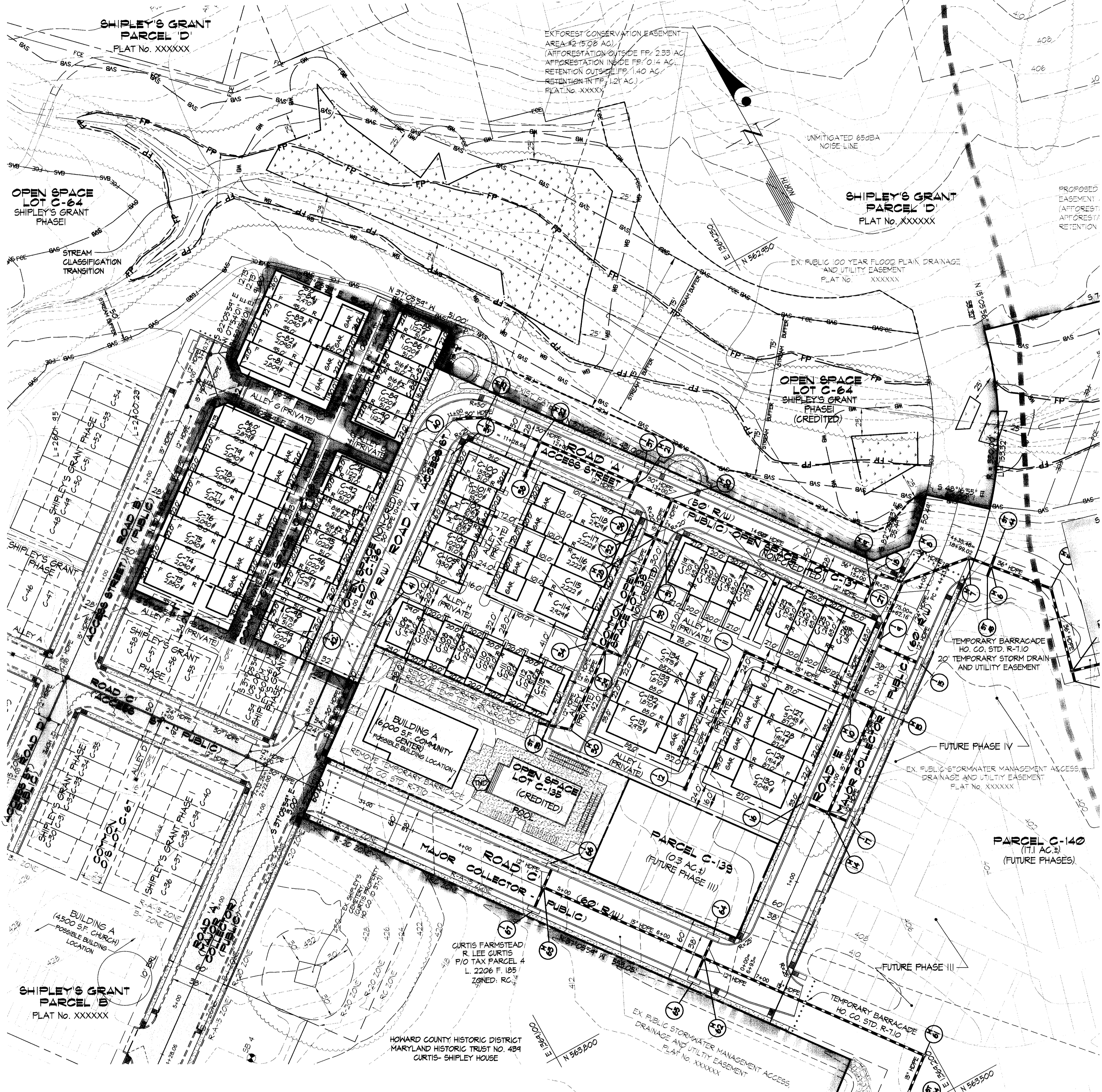
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SCHEDULE A LANDSCAPE EDGE ADJACENT TO ROADWAYS Category	Lot C-106	Lot C-100	Lot C-118	Lot C-126
	Side/Roadway	Side/Roadway	Side/Roadway	Side/Roadway
Landscape Buffer Type	c	c	c	c
Linear Feet of Roadway/ Perimeter Frontage	51'	51'	101'	63'
Credit for Ex. Vegetation (Yes, No, Linear Feet) (describe below if needed)	NO	NO	NO	NO
Credit for Wall, Fence or Berm (Yes, No, Linear Feet) (describe below if needed)	NO	NO	NO	NO
Number of Plants Required Shade Trees Evergreen Trees Shrubs	1 3	1 3	3 5	1 3
Number of Plants Provided Shade Trees Evergreen Trees Other Trees (2:1 subst.) Shrubs (10:1 subst.) (describe plant substitution credits below if needed)				

COMMENTS:
The landscape buffer for the lots indicated above will be submitted and approved as a part of the Site Development Plans.
The perimeter buffers for this area have been approved under Phase I (F 06-XXX).

SCHEDULE C RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING	
Number of Dwelling Units = 62 townhouses	
Number of Trees Required = 62 Trees (1:DU SFA)	
Number of Trees Provided = Trees	
Shade Trees:	
Other Trees (2:1 substitution)	

COMMENTS:
The proposed internal landscaping for this project will be submitted and approved under the Site Development Plans.



TENTATIVELY APPROVED
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PLANNING DIRECTOR DATE

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