

GENERAL NOTES

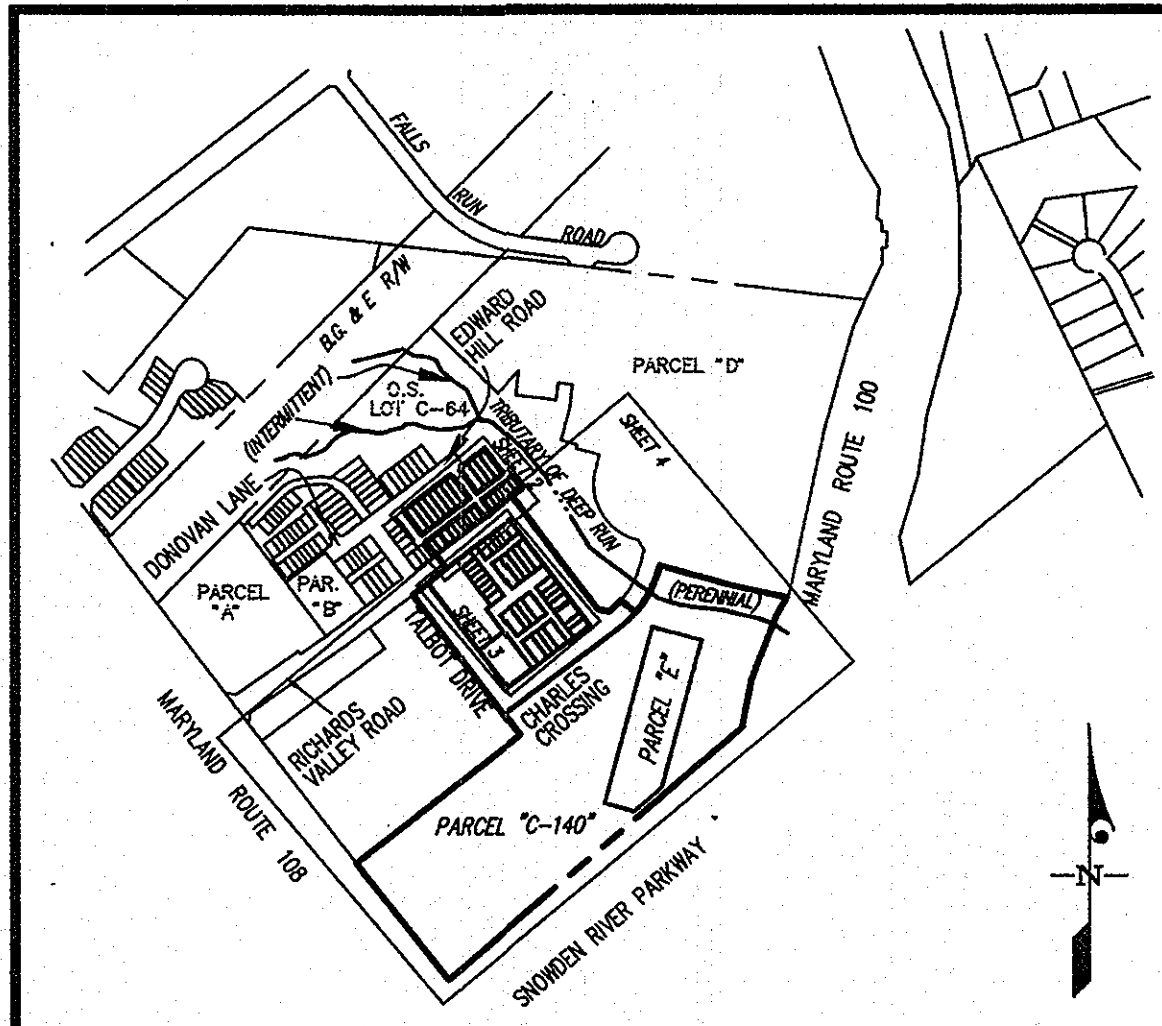
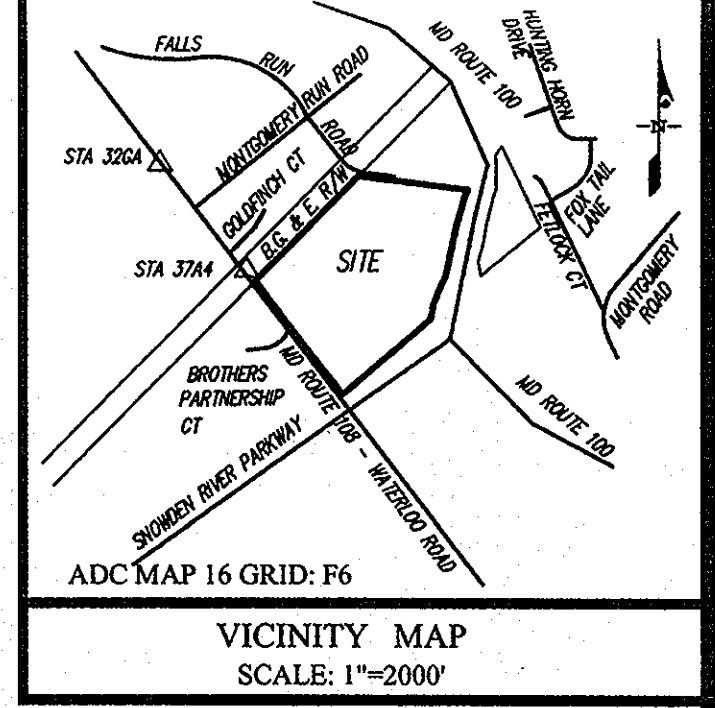
- 4"x4"x36" CONCRETE MONUMENTS SHOWN THUS: □
- IRON PINS SHOWN THUS: ○
- THIS PLAT AND THE COORDINATES SHOWN HEREON, ARE BASED UPON A FIELD RUN BOUNDARY SURVEY PREPARED BY GUTSCHICK, LITTLE & WEBER, P.A. IN MAY, 2003.
- SUBJECT PROPERTY IS ZONED B-1 & RA-15 PER THE 2-2-04 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING REGULATION AMENDMENTS EFFECTIVE 7/28/06.
- SEE DEPARTMENT OF PLANNING & ZONING FILE NUMBERS: S-04-09, WP-04-105(4), P-06-1 (PHASE I), P-06-4 (PHASE II), WP-06-45 (**), F-06-19, F-07-01 & F-07-43.
- COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION Nos. 326A AND 374A.
- DRIVEWAY(S) SHALL BE CONSTRUCTED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE).
 - SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1/2" MIN.)
 - GEOMETRY - MAXIMUM 14% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 45' TURNING RADIUS.
 - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TON (H2S LOADING).
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- AREAS SHOWN ARE TO BE TAKEN AS MORE OR LESS.
- THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER SERVICE AND PUBLIC SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF, EFFECTIVE 11/21/07 ON WHICH DATE DEVELOPER'S AGREEMENT No. 24-4334-D WAS FILED AND ACCEPTED.
- THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED UNDER F-06-19 TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. THE EASEMENT FOR 2.13 ACRES OF AFFORESTATION FOREST CONSERVATION AREA EASEMENT # 5 IS TO BE RECORDED ON THE FUTURE RESUBDIVISION PLAT FOR NON-BUILDABLE PARCEL D. 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.
- RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS, DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA", LOCATED IN, ON, OVER AND THROUGH LOTS/ PARCELS, ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN DEED(S) CONVEYING SAID LOT(S)/ PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA, UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- A SIGHT DISTANCE ANALYSIS WAS PROVIDED AND APPROVED WITH THE SKETCH PLAN S-04-09.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR BUFFERS, FOREST CONSERVATION EASEMENT AREAS AND THE FLOODPLAIN, EXCEPT AS PERMITTED BY WP-04-105 AND WP-06-45.
- (*) ON JULY 14, 2004, 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:
 - 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/PLAT.

(GENERAL NOTES CONTINUED)

- (**) ON MARCH 23, 2006, WP-06-45, APPROVED THE WAIVERS FOR THE FOLLOWING: SECTION 16.116(c)(1) REQUEST TO BE PERMITTED TO GRADE WITHIN 25 FEET OF A WETLAND; SECTION 16.116(c)(2)(ii), REQUEST TO BE PERMITTED TO GRADE WITHIN 75 FEET OF A PERENNIAL STREAM; SECTION 16.119(f)(1), REQUEST TO BE PERMITTED TO OBTAIN VEHICULAR ACCESS FROM MINOR ARTERIAL ROAD INSTEAD OF A LESSER CLASSIFICATION ROAD FOR A PROPOSED SUBDIVISION THAT FRONTS ON MINOR AND PRINCIPLE ARTERIAL ROADS AND LOCAL ROAD; SECTION 16.120(c)(1), REQUEST TO BE PERMITTED TO CREATE COMMERCIAL AND APARTMENT/MULTIFAMILY PARCELS WITHOUT A MINIMUM OF 60 FEET OF FRONTAGE ON AN APPROVED PUBLIC ROAD, AND SECTION 16.114.(f) REQUEST TO BE PERMITTED TO NOT SUBMIT AND OBTAIN APPROVAL OF THE REQUIRED PRELIMINARY PLAN FOR A MAJOR SUBDIVISION BEFORE SUBMITTING THE REQUIRED FINAL PLAN/PLAT. SUBJECT TO THE FOLLOWING 4 CONDITIONS IN THE APPROVAL LETTER:
 - COMPLIANCE WITH THE DED COMMENTS OF 2/14/06.
 - THE STREAM AND WETLAND BUFFERS SHALL BE AFFORESTED IN ACCORDANCE WITH THE FOREST CONSERVATION PLAN FOR FINAL PLAN/PLAT, F-06-19.
 - THE APPLICANT MUST OBTAIN ALL REQUIRED STATE/COE PERMITS.
 - THE STREAM AND WETLAND BUFFER DISTURBANCES SHALL NOT EXCEED THE ONE SHOWN ON THE WP-06-45 EXHIBIT OF 2/2/06.
- PARCEL "E" IS A NON-BUILDABLE PARCEL THAT MEETS THE INTENT OF THE SUBDIVISION REGULATION SECTION 16 EXCEPT SECTION 16.120(c)(1) WHICH REQUIRES MINIMUM FRONTAGE ON LOTS ON AN APPROVED PUBLIC ROADWAY (WP 06-45) AND SECTION 16.131(b) WHICH REQUIRES COMMUNITY SEWERAGE AND WATER SUPPLY SYSTEMS BE PROVIDED. ALL REQUIRED ACCESS AND WATER AND SEWER SERVICES WILL BE PROVIDED BY PLANS PROCESSED BY EACH ANNUAL PHASE. NON-BUILDABLE PARCEL "E" WILL BE CONVERTED TO A BUILDABLE PARCEL WHEN THESE PUBLIC IMPROVEMENTS ARE PROVIDED.

(GENERAL NOTES CONTINUED)

- 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 8.79 ACRES OF EASEMENT AREA ON-SITE THAT IS COMPRISED OF NET TRACT FOREST RETENTION, 1.57 ACRES OF NON-CREDITED FOREST RETENTION WITHIN THE FLOODPLAIN AND 5.74 ACRES OF ON-SITE FOREST PLANTING. 2.13 ACRES OF THE TOTAL 5.74 ACRES OF AFFORESTATION IS IN FOREST CONSERVATION AREA EASEMENT # 5 ON NON-BUILDABLE PARCEL D ON THE APPROVED F-06-19 FOR, AND THE EASEMENT FOR 2.13 ACRES OF AFFORESTATION FOREST CONSERVATION AREA EASEMENT # 5 IS TO BE RECORDED ON THE FUTURE RESUBDIVISION PLAT FOR NON-BUILDABLE PARCEL D. THE OUTSTANDING FOREST CONSERVATION OBLIGATION OF 1.30 ACRES OF AFFORESTATION FOR THIS SUBDIVISION SHALL BE MET BY PROVIDING 1.30 ACRES OF OFFSITE AFFORESTATION OR 2.6 ACRES OF OFFSITE RETENTION BEFORE THE LAST PHASE OF THIS PROJECT CAN OBTAIN APPROVAL BY THE DPZ.
- THE TOTAL AREA OF THE FLOODPLAIN EASEMENT ON THE R-A-15 ZONED LAND IS 1.86 AC. THERE ARE NO REGULATED STEEP SLOPES ON THIS SITE (AVERAGE SLOPES GREATER THAN 25% WITH A VERTICAL RISE OF 10 FEET OR MORE AND HAVING A MINIMUM CONTIGUOUS AREA OF 20,000 SQUARE FEET).
- STORMWATER MANAGEMENT POND "B" IS PROVIDED UNDER F-06-19 AND IS A WET EXTENDED DETENTION POND (TYPE P-4). POND "B" HAS BEEN DESIGNED TO PROVIDE WQV, C₉₀, 1-YR ATTENUATION, AND SAFE PASSAGE OF THE 100-YR STORM. POND "B" IS A MD-378 HAZARD CLASS A FACILITY. FACILITY "B" WILL BE A PUBLIC FACILITY ON HOMEOWNERS ASSOCIATION OWNED PROPERTY (BUILDABLE PARCEL C-140), JOINTLY MAINTAINED BY HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS AND THE HOMEOWNER'S ASSOCIATION.
- THE RECHARGE (REV) REQUIREMENT PHASE II (4.51 ACRES) IS PROVIDED BY AN INFILTRATION SYSTEM (REV5 AND REV6), LOCATED ON HOMEOWNERS ASSOCIATION PROPERTY (BUILDABLE PARCEL C-140), IS TO BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- THE OPEN SPACE SHOWN HEREON IS HEREBY DEDICATED TO HOMEOWNER'S ASSOCIATION FOR THE RESIDENTS OF THIS SUBDIVISION AND THE ARTICLES OF INCORPORATION FOR THE SHIPLEY'S GRANT COMMUNITY ASSOCIATION WAS FILED WITH THE MARYLAND STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON MAY 22, 2007, RECEIPT # 01935723.L-10770.F-071.
- THE PARCELS AND LOTS SHOWN ON THIS PLAT ARE SUBJECT TO A FEE OR ASSESSMENT TO COVER OR DEFRAY ALL OR PART OF THE DEVELOPER'S COST OF INSTALLATION OF WATER AND SEWER FACILITIES. THIS FEE OR ASSESSMENT, WHICH RUNS WITH THE LAND, IS A CONTRACTUAL OBLIGATION BETWEEN THE DEVELOPER AND EACH OWNER OF PART OF THIS PROPERTY AND IS NOT IN ANY WAY A FEE OR ASSESSMENT OF HOWARD COUNTY. THE WATER AND SEWER SERVICE SUPPLIED TO EACH LOT WILL BE FURNISHED AND BILLED SEPARATELY BY HOWARD COUNTY.
- IN THE HOMEOWNER'S ASSOCIATION DECLARATION, THE ASSOCIATION'S MAINTENANCE RESPONSIBILITIES ARE DETAILED AND THE COUNTY'S MAINTENANCE RESPONSIBILITIES ARE EXPLAINED. OF PARTICULAR NOTE IS THAT THE COUNTY'S RESPONSIBILITIES ARE LIMITED TO PUBLIC DEDICATED ROADWAYS, PUBLIC STORM MAINTENANCE IN PUBLIC STORM DRAIN EASEMENTS AND TO PUBLIC WATER AND SEWER MAINTENANCE IN PUBLIC WATER AND SEWER EASEMENTS ONLY. ANY PRIVATE FACILITIES, INCLUDING ALLEYS AND STORM DRAINS OUTSIDE PUBLIC DEDICATED ROADWAYS ARE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION WHETHER THOSE FACILITIES LIE INSIDE OR OUTSIDE A PUBLIC WATER, SEWER & UTILITY EASEMENT. SEE FINAL ROAD PLANS FOR CONSTRUCTION UNDER F-07-59 AND SDP-07-48 WHERE THESE PRIVATE FACILITIES ARE SHOWN.
- 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 HSCD POLICY DECISION WAS MADE AT THE FINAL PLAT AND SITE DEVELOPMENT PLAN STAGES OF THIS SUBDIVISION/PROJECT TO INDICATE 50' AND 75' STREAM BUFFERS REFERENCED FROM THE STREAM BANKS, TO ALLOW THE STREAM BUFFERS ON RESIDENTIAL LOTS LESS THAN 10 ACRES IN SIZE, AND NOT REQUIRE THE 35' STRUCTURE SETBACK REFERENCED FROM A STREAM BUFFER LOCATED ON A RESIDENTIAL LOT AS NORMALLY REQUIRED BY SUBDIVISION SECTION 16.120(b)(4)(iii). THIS "GRAND FATHERING" POLICY DECISION WAS BASED ON THE EARLIER APPROVALS OF THE RELATED SKETCH AND PRELIMINARY PLANS FOR THIS SUBDIVISION/PROJECT.
- SEE THE F-07-59 PLANS FOR THE SPECIFIC AREAS OF RETENTION AND AFFORESTATION WITHIN EACH FCE.



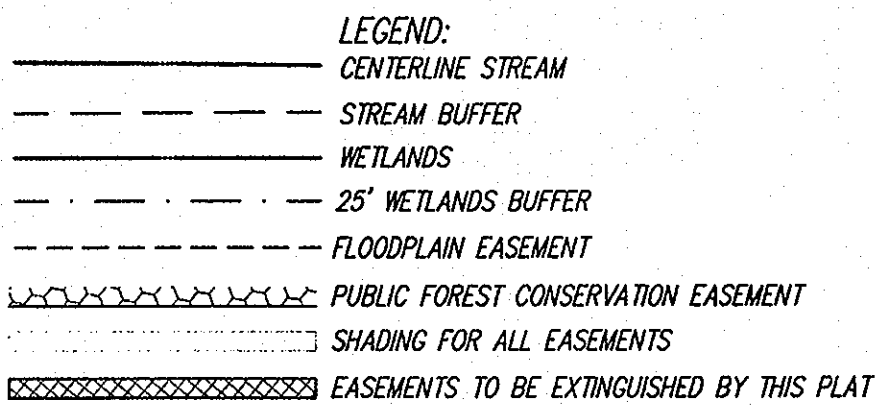
SHEET INDEX
1"=600'

FOREST CONSERVATION EASEMENT (FCE) AREA	1	2	3	4	
PARCEL WHERE FCE IS LOCATED	C	C	C	C	TOTAL
CREDITED FOREST RETENTION AREA ON NET TRACT (IN AC.)	N/A	1.40	0.08	N/A	1.48
NON-CREDITED FOREST RETENTION AREA IN FLOODPLAIN (IN AC.)	N/A	1.21	0.30	0.06	1.57
FOREST PLANTING AREA OUTSIDE THE FLOODPLAIN (IN AC.)	0.27	2.33	0.32	0.46	3.38
FOREST PLANTING AREA WITHIN THE FLOODPLAIN (IN AC.)	N/A	0.14	0.04	0.05	0.23
TOTAL ACRAGE OF AFFORESTATION PROVIDED (IN AC.)	0.27	2.47	0.36	0.51	3.61
NATURAL REGENERATION AREA (IN AC.)	N/A	N/A	N/A	N/A	N/A
MINIMUM TOTAL AREA IN CONSERVATION EASEMENT (IN AC.)	0.27	5.08	0.74	0.57	6.66

TABULATION OF FINAL PLAT - ALL SHEET

1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:	69
2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	62
3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	2.3489 AC.
4. TOTAL NUMBER OF COMMON OPEN SPACE LOT TO BE RECORDED:	1
5. TOTAL AREA OF COMMON OPEN SPACE LOTS TO BE RECORDED:	0.6840 AC.
6. TOTAL NUMBER OF OPEN SPACE LOT TO BE RECORDED:	3
7. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	0.6615 AC.
8. TOTAL NUMBER OF BUILDABLE PARCEL TO BE RECORDED:	2
9. TOTAL AREA OF BUILDABLE PARCEL TO BE RECORDED:	13.8542 AC.
10. TOTAL NUMBER OF NON-BUILDABLE PARCEL TO BE RECORDED:	1
11. TOTAL AREA OF NON-BUILDABLE PARCEL TO BE RECORDED:	2.0245 AC.
12. TOTAL AREA OF ROADWAYS TO BE RECORDED:	2.1205 AC.
13. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	21.6936 AC.

OWNERS:
 BA WATERLOO CONDOMINIUM, LLC & BA WATERLOO TOWNHOMES, LLC
 7850 WALKER DRIVE, SUITE 400
 GREENBELT, MD 20770
 PHONE: 301-220-0100
 (PARCEL "E")



THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE BUILDABLE PARCELS C-70 THRU C-72 TO CREATE LOTS C-73 THRU C-134, OPEN SPACE LOTS C-135 THRU C-137, COMMON OPEN SPACE LOT C-138 AND BUILDABLE PARCELS C-139 AND C-140. EXTINGUISHED PARTS OF THE EXISTING 25' PUBLIC STORMWATER MANAGEMENT ACCESS & UTILITY EASEMENTS AND 20' STORMWATER MANAGEMENT ACCESS & UTILITY EASEMENT AS SHOWN ON SHEET 4, CREATE NEW PUBLIC EASEMENTS AS SHOWN AND NOTED ON SHEETS 2 THRU 4.

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DIRECTOR

OWNER'S DEDICATION

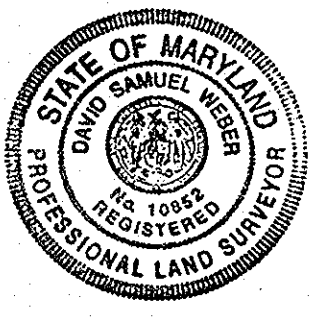
BA WATERLOO CONDOMINIUM LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY JOHN B. SLIDELL, VICE CHAIRMAN BA WATERLOO TOWNHOMES, LLC, BY JOHN B. SLIDELL, VICE CHAIRMAN, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS: (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS OUR HANDS THIS DAY OF
 BA WATERLOO CONDOMINIUM, LLC
 BY John B. Slidell
 JOHN B. SLIDELL, VICE CHAIRMAN
 ATTEST: [Signature]

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A REVISION OF ALL OF THE LAND CONVEYED BY DEEP RUN PROPERTY MANAGEMENT, LLC, A MARYLAND LIMITED LIABILITY COMPANY TO BA WATERLOO CONDOMINIUM, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY DEED DATED JULY 19, 2007 AND RECORDED IN LIBER 10800 AT FOLIO 72 AND PART OF THE LAND CONVEYED BY DEEP RUN PROPERTY MANAGEMENT, LLC, A MARYLAND LIMITED LIABILITY COMPANY TO BA WATERLOO TOWNHOMES, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY DEED DATED JULY 17, 2008 AND RECORDED IN LIBER 10135 AT FOLIO 124; ALSO BEING A RESUBDIVISION OF PARCELS C-70 THRU C-72 AS SHOWN ON PLATS OF SUBDIVISION ENTITLED "SHIPLEY'S GRANT - PHASE I, LOTS C-1 THRU C-62, OPEN SPACE LOTS C-63 THRU C-65, COMMON OPEN SPACE LOTS C-66 THRU C-69, BUILDABLE PARCELS "A", "B" AND "C-70" THRU "C-72" AND RECORDED AS PLAT Nos. 19232 THRU 19234 AND ALSO A REVISION TO NON-BUILDABLE PARCEL "E" AS SHOWN ON REVISION PLATS ENTITLED "SHIPLEY'S GRANT, NON-BUILDABLE PARCELS "C" AND "E" AND RECORDED AS PLAT Nos. 18736 & 18737, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND; AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED AND MONUMENTATION IS OR WILL BE IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

DAVID S. WEBER
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NO. 10852



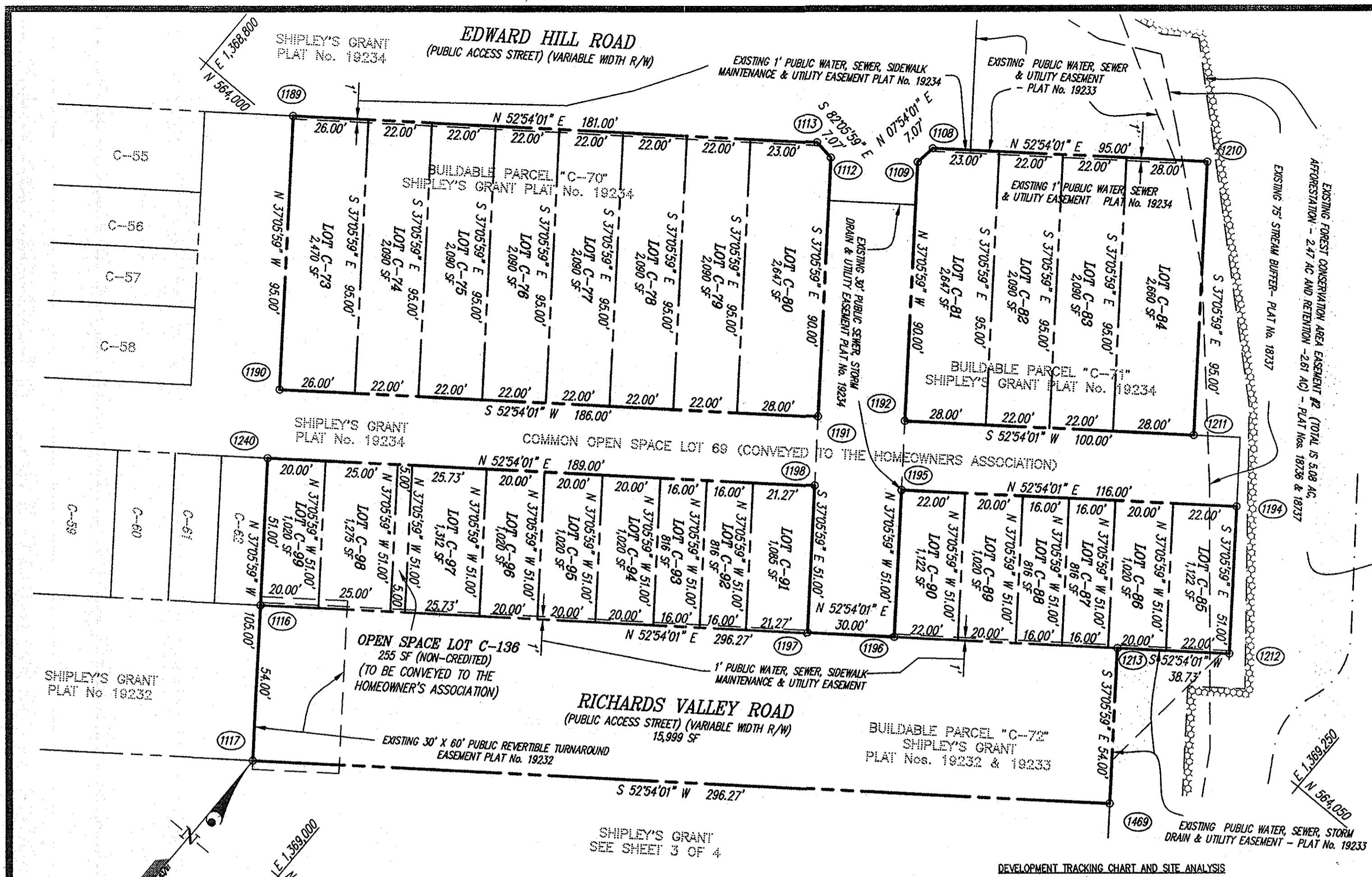
RECORDED AS PLAT NUMBER 19261 ON 1-18-08, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

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, BUILDABLE PARCELS "C-139" & "C-140" AND NON-BUILDABLE PARCEL "E"

(A RESUBDIVISION OF BUILDABLE PARCELS "C-70" THRU "C-72, SHIPLEY'S GRANT - PHASE I, PLAT Nos. 19232 THRU 19234 AND A REVISION TO NON-BUILDABLE PARCEL "E", PLAT Nos. 18736 & 18737)

1ST ELECTION DISTRICT
 SCALE: AS SHOWN
 SHEET 1 OF 4
 OCTOBER 2007

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3919 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-0224 BALT: 410-890-1620 DC/VA: 301-489-2524 FAX: 301-421-4186
 DRAWN BY: PWC CHECK BY: SJM



THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

David Weber 06 NOV. 2007
 DAVID S. WEBER
 PROFESSIONAL LAND SURVEYOR
 MD. REG. NO. 10852

BA WATERLOO TOWNHOMES, LLC
John B. Slidell 11/06/07
 JOHN B. SLIDELL, VICE CHAIRMAN
 DATE

BA WATERLOO CONDOMINIUM, LLC
John B. Slidell 11/06/07
 JOHN B. SLIDELL, VICE CHAIRMAN
 DATE

POINT	NORTHING	EASTING
1004	563677.29	1369995.17
1005	563476.76	1369917.49
1006	563325.84	1369886.76
1007	562534.89	136973.90
1008	562871.43	1368709.58
1013	562901.32	1368866.13
1014	563300.87	1369196.29
1015	563741.98	1368862.69
1049	563723.09	1369510.59
1050	563683.17	1369555.37
1051	563816.81	1369627.66
1082	563830.06	1369631.23
1083	563767.42	1369863.40
1084	563732.00	1370026.97
1108	564138.81	1369011.08
1109	564131.81	1369010.11
1112	564113.71	1368986.18
1113	564114.68	1368979.18
1116	563868.11	1368934.97
1117	563825.04	1368967.54
1118	563780.56	1368908.74
1119	563778.17	1368910.55
1189	564005.50	1368834.82
1190	563929.73	1368892.12
1191	564041.93	1369040.47
1192	564060.03	1369064.40
1194	564110.86	1369171.40
1195	564040.88	1369078.88
1196	564000.21	1369109.64
1197	563982.11	1369085.71
1198	564022.79	1369054.95
1210	564196.12	1369086.85
1211	564120.35	1369144.16
1212	564070.18	1369202.16
1213	564046.82	1369171.27
1214	563693.49	1369438.49
1215	563688.76	1369473.67
1240	563908.78	1368904.21
1330	563973.59	1369163.96
1331	563643.39	1369413.69
1332	563450.36	1369158.46
1333	563366.31	1369146.80
1334	563639.57	1369508.11
1469	564003.75	1369203.84

PHASE No.	CO. FILE No.	R-A-15 ZONE AREAS											B-1 ZONE					
		GROSS	100 YR. FLOOD PLAIN	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	POR ZONE GROSS ACREAGE
PHASE I	P-08-001	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 S.F.	56,477 S.F.	0.7 AC./29,612 S.F.	0.9 AC./39,810 S.F.	0 AC.	2.0 AC.	0.9 AC.	4.2 AC.*	0 AC.
PHASE II	P-08-004 / P-07-059	5.81 AC.	0 AC.	5.81 AC.	2.34 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.	0.00 AC.	0 AC.
CUMULATIVE TOTAL		19.44 AC.	1.36 AC.	18.08 AC.	4.49 AC.	4.9 AC.	8.8 AC. (45%)	0.5 AC.	9.3 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.	4.1 AC.	1.6 AC.	4.2 AC.	0 AC.

- TABULATION OF FINAL PLAT - THIS SHEET**
- TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED: 28
 - TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED: 27
 - TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED: 0.9744 AC.
 - TOTAL NUMBER OF COMMON OPEN SPACE LOT TO BE RECORDED: 0
 - TOTAL AREA OF COMMON OPEN SPACE LOTS TO BE RECORDED: 0 AC.
 - TOTAL NUMBER OF OPEN SPACE LOT TO BE RECORDED: 1
 - TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED: 0.0058 AC.
 - TOTAL NUMBER OF BUILDABLE PARCEL TO BE RECORDED: 0
 - TOTAL AREA OF BUILDABLE PARCEL TO BE RECORDED: 0 AC.
 - TOTAL NUMBER OF NON-BUILDABLE PARCEL TO BE RECORDED: 0
 - TOTAL AREA OF NON-BUILDABLE PARCEL TO BE RECORDED: 0 AC.
 - TOTAL AREA OF ROADWAYS TO BE RECORDED: 0.3673 AC.
 - TOTAL AREA OF SUBDIVISION TO BE RECORDED: 1.3475 AC.

NOTES:

- 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 S.F. PER UNIT.
- MINIMUM REQUIRED TRADITIONAL NEIGHBORHOOD O/S IS CALCULATED AS 20% OF THE REQUIRED OPEN SPACE.

PHASE No.	REQUIRED/MAXIMUM R-A-15 UNITS						PROPOSED R-A-15 UNITS						
	NET	MAX NUMBER OF UNITS PERMITTED (15 UNITS/NET AC.)	REQ. MIH's 10% OF TOTAL UNITS PROP.	STD. SFA UNITS	MIH's SFA UNITS	APT. UNITS	TOTAL UNITS	PROPOSED UNIT DENSITY	REQ. MIH's 10% OF TOTAL UNITS PROP.	STD. SFA UNITS	MIH's SFA UNITS	APT. UNITS	TOTAL UNITS
PHASE I	12.27 AC.	184	6.2	52	10	0	62	5 UNITS / NET AC.	6.2	52	10	0	62
PHASE II	5.81 AC.	87	6.2	56	6	0	62	10.7 UNITS / NET AC.	6.2	56	6	0	62
TOTAL		18.08 AC.	271	12.4	108	16	124	6.9 UNITS / NET AC.	12.4	108	16	0	124

OWNERS:

BA WATERLOO CONDOMINIUM, LLC & BA WATERLOO TOWNHOMES, LLC
 7850 WALKER DRIVE, SUITE 400
 GREENBELT, MD 20770
 PHONE: 301-220-0100
 (PARCEL "E")

BA WATERLOO TOWNHOMES, LLC
 7850 WALKER DRIVE, SUITE 400
 GREENBELT, MD 20770
 PHONE: 301-220-0100
 (LOTS C-73 THRU C-138, PARCELS C-139 THRU C-140 AND STREETS)

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.

Michael J. Davis 12/31/07
 COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Mark D. Wynn 1/10/08
 DIRECTOR

OWNER'S DEDICATION

BA WATERLOO CONDOMINIUM LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY JOHN B. SLIDELL, VICE CHAIRMAN BA WATERLOO TOWNHOMES, LLC, BY JOHN B. SLIDELL, VICE CHAIRMAN, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS: (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS OUR HANDS THIS DAY OF
 BA WATERLOO CONDOMINIUM, LLC BY *John B. Slidell*
 JOHN B. SLIDELL, VICE CHAIRMAN
 ATTEST: *Don Pei*

BA WATERLOO TOWNHOMES, LLC BY *John B. Slidell*
 JOHN B. SLIDELL, VICE CHAIRMAN
 ATTEST: *Don Pei*

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A REVISION OF ALL OF THE LAND CONVEYED BY DEEP RUN PROPERTY MANAGEMENT, LLC, A MARYLAND LIMITED LIABILITY COMPANY TO BA WATERLOO CONDOMINIUM, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY DEED DATED JULY 19, 2007 AND RECORDED IN LIBER 10800 AT FOLIO 72 AND PART OF THE LAND CONVEYED BY DEEP RUN PROPERTY MANAGEMENT, LLC, A MARYLAND LIMITED LIABILITY COMPANY TO BA WATERLOO TOWNHOMES, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY DEED DATED JULY 17, 2006 AND RECORDED IN LIBER 10135 AT FOLIO 124; ALSO BEING A RESUBDIVISION OF PARCELS "C-70" THRU "C-72" AS SHOWN ON PLATS OF SUBDIVISION ENTITLED "SHIPLEY'S GRANT - PHASE I, LOTS C-1 THRU C-62, OPEN SPACE LOTS C-63 THRU C-65, COMMON OPEN SPACE LOTS C-66 THRU C-69, BUILDABLE PARCELS "A", "B" AND "C-70" THRU "C-72" AND RECORDED AS PLAT Nos. 19232 THRU 19234 AND ALSO A REVISION TO NON-BUILDABLE PARCEL "E" AS SHOWN ON REVISION PLATS ENTITLED "SHIPLEY'S GRANT, NON-BUILDABLE PARCELS "C" AND "E" AND RECORDED AS PLAT Nos. 18736 & 18737, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND; AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED AND MONUMENTATION IS OR WILL BE IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

David Weber 06 NOV. 2007
 DAVID S. WEBER
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NO. 10852

RECORDED AS PLAT NUMBER 19662 ON 1-18-08, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

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, BUILDABLE PARCELS "C-139" & "C-140" AND NON-BUILDABLE PARCEL "E"

(A RESUBDIVISION OF BUILDABLE PARCELS "C-70" THRU "C-72, SHIPLEY'S GRANT - PHASE I, PLAT Nos. 19232 THRU 19234 AND A REVISION TO NON-BUILDABLE PARCEL "E", PLAT Nos. 18736 & 18737)

1ST ELECTION DISTRICT
 SCALE: 1"=30'

TM 37, GRID 1 & 2, P/O PARCEL 4
 HOWARD COUNTY, MARYLAND
 OCTOBER 2007

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS; LAND SURVEYORS; LAND PLANNERS; LANDSCAPE ARCHITECTS
 3901 NATIONAL DRIVE, SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4224 BAL: 410-882-1820 DC/VA: 301-989-2524 FAX: 301-421-4188

DRAWN BY: *RWC* CHECK BY: *SJM*

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

David Weber 06 NOV. 2007
DAVID S. WEBER
PROFESSIONAL LAND SURVEYOR
MD. REG. NO. 10852

John B. Slidell 11/06/07
JOHN B. SLIDELL, VICE CHAIRMAN
BA WATERLOO CONDOMINIUM, LLC

John B. Slidell 11/06/07
JOHN B. SLIDELL, VICE CHAIRMAN
BA WATERLOO TOWNHOMES, LLC

LINE	BEARING	LENGTH
WS1	N 52°54'01" E	20.00'
WS2	S 37°05'59" E	6.00'
WS3	N 52°54'01" E	83.89'
WS4	N 37°05'59" W	6.00'
WS5	N 52°54'01" E	113.80'
WS6	S 37°05'59" E	6.00'
WS7	N 52°54'01" E	9.31'
WS8	S 37°05'59" E	30.00'
WS9	S 52°54'01" W	100.86'
WS10	S 37°05'59" E	6.00'
WS11	S 52°54'01" W	90.25'
WS12	N 37°05'59" W	6.00'
WS13	S 52°54'01" W	35.89'
WS14	N 37°05'59" W	36.00'

OWNERS:

BA WATERLOO CONDOMINIUM, LLC & BA WATERLOO TOWNHOMES, LLC
7850 WALKER DRIVE, SUITE 400 GREENBELT, MD 20770
PHONE: 301-220-0100 (PARCEL "E")

TABULATION OF FINAL PLAT - THIS SHEET

- | | |
|--|------------|
| 1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED: | 39 |
| 2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED: | 35 |
| 3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED: | 1,3745 AC. |
| 4. TOTAL NUMBER OF COMMON OPEN SPACE LOT TO BE RECORDED: | 1 |
| 5. TOTAL AREA OF COMMON OPEN SPACE LOTS TO BE RECORDED: | 0.6840 AC. |
| 6. TOTAL NUMBER OF OPEN SPACE LOT TO BE RECORDED: | 2 |
| 7. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED: | 0.6557 AC. |
| 8. TOTAL NUMBER OF BUILDABLE PARCEL TO BE RECORDED: | 1 |
| 9. TOTAL AREA OF BUILDABLE PARCEL TO BE RECORDED: | 0.3271 AC. |
| 10. TOTAL NUMBER OF NON-BUILDABLE PARCEL TO BE RECORDED: | 0 |
| 11. TOTAL AREA OF NON-BUILDABLE PARCEL TO BE RECORDED: | 0 AC. |
| 12. TOTAL AREA OF ROADWAYS TO BE RECORDED: | 0 AC. |
| 13. TOTAL AREA OF SUBDIVISION TO BE RECORDED: | 3.0413 AC. |

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.

Michael J. Davis 12/31/07
COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Chief, Development Engineering Division 12/24/07

Director 1/10/08

OWNER'S DEDICATION

BA WATERLOO CONDOMINIUM, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY JOHN B. SLIDELL, VICE CHAIRMAN BA WATERLOO TOWNHOMES, LLC, BY JOHN B. SLIDELL, VICE CHAIRMAN, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS: (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES, AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

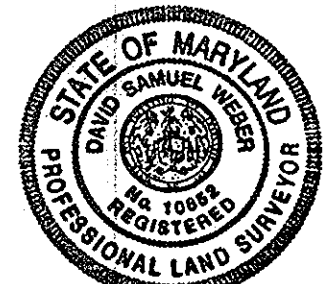
WITNESS OUR HANDS THIS DAY OF
BA WATERLOO CONDOMINIUM, LLC
BY: John B. Slidell
JOHN B. SLIDELL, VICE CHAIRMAN
ATTEST: [Signature]

BA WATERLOO TOWNHOMES, LLC
BY: John B. Slidell
JOHN B. SLIDELL, VICE CHAIRMAN
ATTEST: [Signature]

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A REVISION OF ALL OF THE LAND CONVEYED BY DEEP RUN PROPERTY MANAGEMENT, LLC, A MARYLAND LIMITED LIABILITY COMPANY TO BA WATERLOO CONDOMINIUM, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY DEED DATED JULY 19, 2007 AND RECORDED IN LIBER 10800 AT FOLIO 72 AND PART OF THE LAND CONVEYED BY DEEP RUN PROPERTY MANAGEMENT, LLC, A MARYLAND LIMITED LIABILITY COMPANY TO BA WATERLOO TOWNHOMES, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY DEED DATED JULY 17, 2006 AND RECORDED IN LIBER 10135 AT FOLIO 124; ALSO BEING A RESUBDIVISION OF PARCELS "C-70" THRU "C-72" AS SHOWN ON PLATS OF SUBDIVISION ENTITLED "SHIPLEY'S GRANT - PHASE I, LOTS C-1 THRU C-62, OPEN SPACE LOTS C-63 THRU C-65, COMMON OPEN SPACE LOTS C-66 THRU C-69, BUILDABLE PARCELS "A", "B" AND "C-70" THRU "C-72" AND RECORDED AS PLAT Nos. 19232 THRU 19234 AND ALSO A REVISION TO NON-BUILDABLE PARCEL "E" AS SHOWN ON REVISION PLATS ENTITLED "SHIPLEY'S GRANT, NON-BUILDABLE PARCELS "C" AND "E" AND RECORDED AS PLAT Nos. 18736 & 18737, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND; AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED AND MONUMENTATION IS OR WILL BE IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

David S. Weber 06 NOV. 2007
DAVID S. WEBER
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 10852



RECORDED AS PLAT NUMBER 19663 ON 1-18-08, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

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, BUILDABLE PARCELS "C-139" & "C-140" AND NON-BUILDABLE PARCEL "E"

(A RESUBDIVISION OF BUILDABLE PARCELS "C-70" THRU "C-72" SHIPLEY'S GRANT - PHASE I, PLAT Nos. 19232 THRU 19234 AND A REVISION TO NON-BUILDABLE PARCEL "E", PLAT Nos. 18736 & 18737)

1ST ELECTION DISTRICT TM 37, GRID 1 & 2, P/O PARCEL 4
SCALE: 1"=30' SHEET 3 OF 4 HOWARD COUNTY, MARYLAND
OCTOBER 2007

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE SUITE 250 - BURTONTVILLE OFFICE PARK
BURTONTVILLE, MARYLAND 20886
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186
DRAWN BY: PWC CHECK BY: SJM

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

David S. Weber 06 Nov. 2007
 DAVID S. WEBER DATE
 PROFESSIONAL LAND SURVEYOR
 MD. REG. NO. 10852

BA WATERLOO TOWNHOMES, LLC
John B. Sidell 11/06/07
 JOHN B. SIDELL, VICE CHAIRMAN DATE

BA WATERLOO CONDOMINIUM, LLC
John B. Sidell 11/06/07
 JOHN B. SIDELL, VICE CHAIRMAN DATE

OWNERS:

BA WATERLOO CONDOMINIUM, LLC & BA WATERLOO TOWNHOMES, LLC
 7850 WALKER DRIVE, SUITE 400
 GREENBELT, MD 20770
 PHONE: 301-220-0100 (PARCEL "E")
 BA WATERLOO TOWNHOMES, LLC
 7850 WALKER DRIVE, SUITE 400
 GREENBELT, MD 20770
 PHONE: 301-220-0100
 (LOTS C-73 THRU C-138, PARCELS C-139 THRU C-140 AND STREETS)

STORMWATER MANAGEMENT ACCESS, STORM DRAIN & UTILITY EASEMENT LINE TABLE

LINE	BEARING	LENGTH
L1	N 49°29'17" E	53.41'
L2	S 15°05'56" W	26.72'
L3	S 74°54'04" E	150.74'
L4	S 15°05'56" W	30.00'
L5	N 74°54'04" W	200.74'
L6	N 15°05'56" E	56.72'

CURVE TABULATION

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1008-1013	28,597.84'	37.99'	18.99'	37.99'	N 38°06'27" W	0°04'34"
1215-1049	270.00'	50.49'	25.32'	50.42'	N 47°04'32" E	10°42'54"
1050-1051	330.00'	153.32'	78.07'	151.94'	N 28°24'31" E	26°37'10"
1050-1334	330.00'	64.40'	32.30'	64.30'	S 47°18'33" W	11°10'56"

TABULATION OF FINAL PLAT - THIS SHEET

- | | |
|--|-------------|
| 1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED: | 2 |
| 2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED: | 0 |
| 3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED: | 0 AC. |
| 4. TOTAL NUMBER OF COMMON OPEN SPACE LOT TO BE RECORDED: | 0 |
| 5. TOTAL AREA OF COMMON OPEN SPACE LOTS TO BE RECORDED: | 0 AC. |
| 6. TOTAL NUMBER OF OPEN SPACE LOT TO BE RECORDED: | 0 |
| 7. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED: | 0 AC. |
| 8. TOTAL NUMBER OF BUILDABLE PARCEL TO BE RECORDED: | 1 |
| 9. TOTAL AREA OF BUILDABLE PARCEL TO BE RECORDED: | 13.5271 AC. |
| 10. TOTAL NUMBER OF NON-BUILDABLE PARCEL TO BE RECORDED: | 1 |
| 11. TOTAL AREA OF NON-BUILDABLE PARCEL TO BE RECORDED: | 2.0245 AC. |
| 12. TOTAL AREA OF ROADWAYS TO BE RECORDED: | 1.7532 AC. |
| 13. TOTAL AREA OF SUBDIVISION TO BE RECORDED: | 17.3048 AC. |

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.

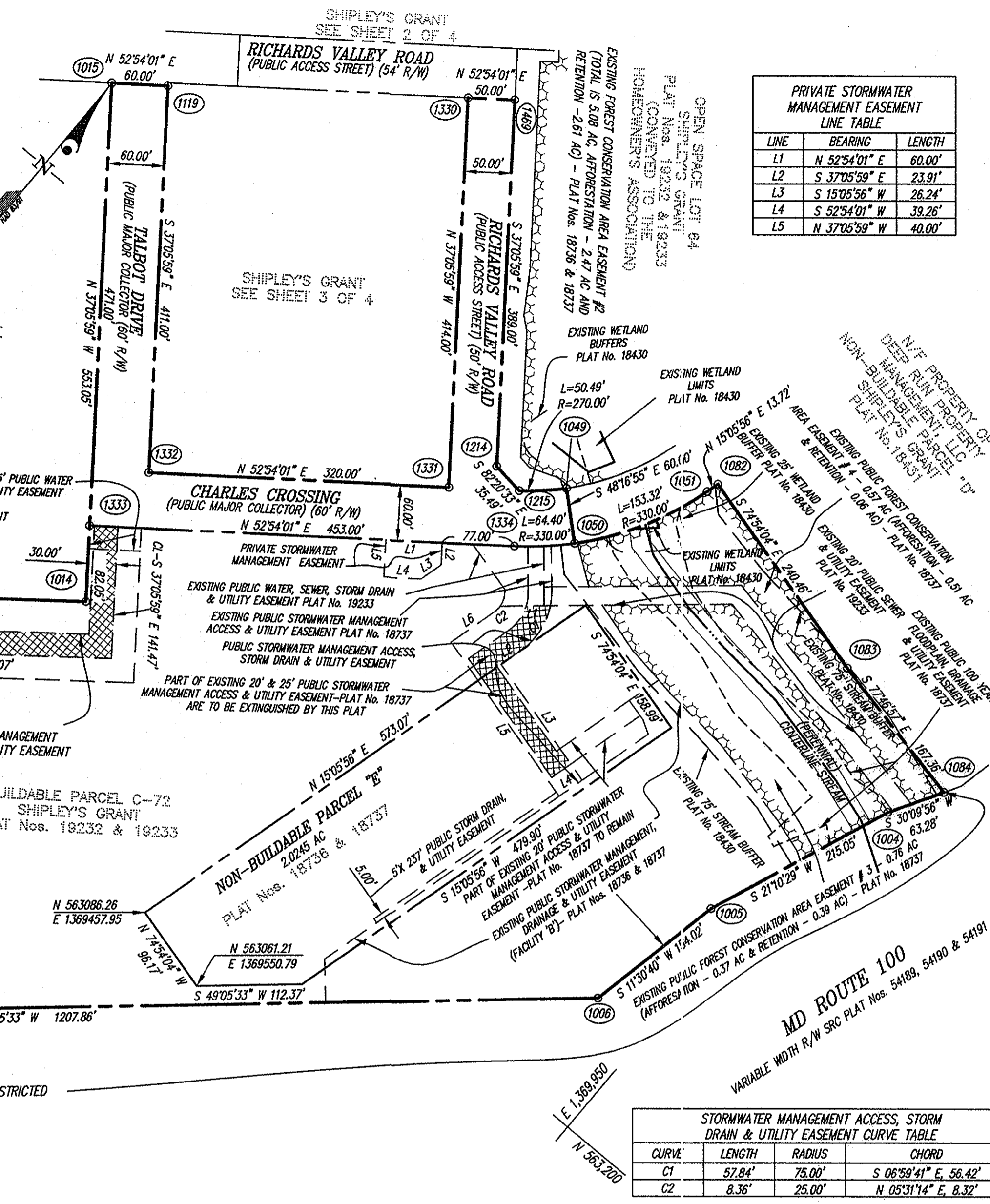
Richard J. ... 12/21/07
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

... 12/24/07
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
... 1/05/08
 DIRECTOR DATE

OWNER'S DEDICATION
 BA WATERLOO CONDOMINIUM, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY JOHN B. SIDELL, VICE CHAIRMAN BA WATERLOO TOWNHOMES, LLC, BY JOHN B. SIDELL, VICE CHAIRMAN, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS: (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS OUR HANDS THIS DAY OF
 BA WATERLOO CONDOMINIUM, LLC BY *John B. Sidell*
 JOHN B. SIDELL, VICE CHAIRMAN
 BA WATERLOO TOWNHOMES, LLC BY *John B. Sidell*
 JOHN B. SIDELL, VICE CHAIRMAN
 ATTEST: *David S. Weber* ATTEST: *David S. Weber*



PRIVATE STORMWATER MANAGEMENT EASEMENT LINE TABLE

LINE	BEARING	LENGTH
L1	N 52°54'01" E	60.00'
L2	S 37°05'59" E	23.91'
L3	S 15°05'56" W	26.24'
L4	S 52°54'01" W	39.26'
L5	N 37°05'59" W	40.00'

STORMWATER MANAGEMENT ACCESS, STORM DRAIN & UTILITY EASEMENT CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD
C1	57.84'	75.00'	S 06°59'41" E, 56.42'
C2	8.36'	25.00'	N 05°31'14" E, 8.32'

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A REVISION OF ALL OF THE LAND CONVEYED BY DEEP RUN PROPERTY MANAGEMENT, LLC, A MARYLAND LIMITED LIABILITY COMPANY TO BA WATERLOO CONDOMINIUM, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY DEED DATED JULY 19, 2007 AND RECORDED IN LIBER 10800 AT FOLIO 72 AND PART OF THE LAND CONVEYED BY DEEP RUN PROPERTY MANAGEMENT, LLC, A MARYLAND LIMITED LIABILITY COMPANY TO BA WATERLOO TOWNHOMES, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY DEED DATED JULY 17, 2006 AND RECORDED IN LIBER 10135 AT FOLIO 124; ALSO BEING A RESUBDIVISION OF PARCELS "C-70" THRU "C-72" AS SHOWN ON PLATS OF SUBDIVISION ENTITLED "SHIPLEY'S GRANT - PHASE I, LOTS C-1 THRU C-62, OPEN SPACE LOTS C-63 THRU C-65, COMMON OPEN SPACE LOTS C-66 THRU C-69, BUILDABLE PARCELS "A", "B" AND "C-70" THRU "C-72" AND RECORDED AS PLAT Nos. 19232 THRU 19234 AND ALSO A REVISION TO NON-BUILDABLE PARCEL "E" AS SHOWN ON REVISION PLATS ENTITLED "SHIPLEY'S GRANT, NON-BUILDABLE PARCELS "C" AND "E" AND RECORDED AS PLAT Nos. 18736 & 18737, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND; AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED AND MONUMENTATION IS OR WILL BE IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

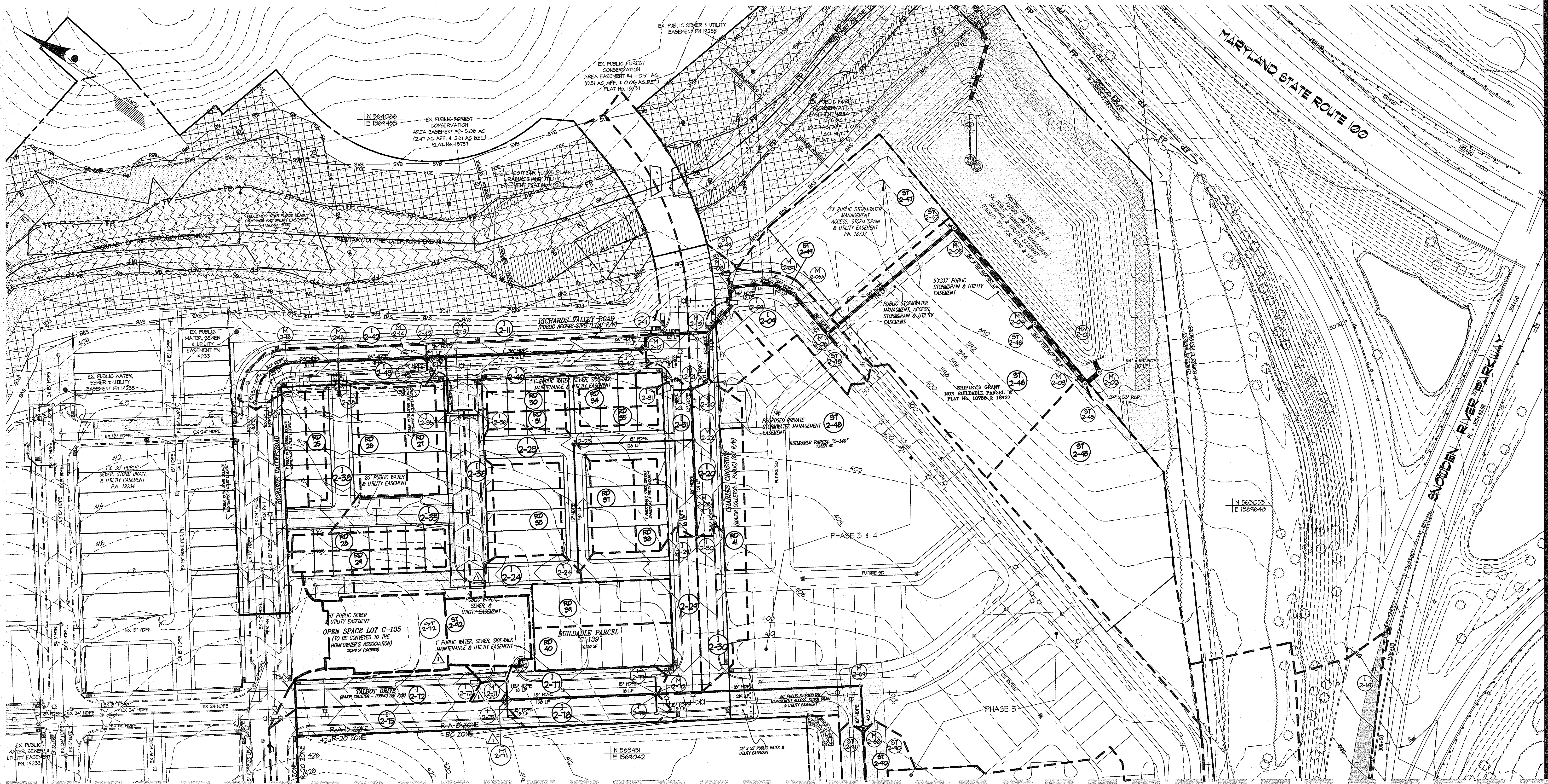
David S. Weber 06 Nov. 2007
 DAVID S. WEBER DATE
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NO. 10852

RECORDED AS PLAT NUMBER 19664 ON 1-18-08, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

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, BUILDABLE PARCELS "C-139" & "C-140" AND NON-BUILDABLE PARCEL "E"
 (A RESUBDIVISION OF BUILDABLE PARCELS "C-70" THRU "C-72", SHIPLEY'S GRANT - PHASE I, PLAT Nos. 19232 THRU 19234 AND A REVISION TO NON-BUILDABLE PARCEL "E", PLAT Nos. 18736 & 18737)

TM 37, GRID 1 & 2, P/O PARCEL 4
 HOWARD COUNTY, MARYLAND
 OCTOBER 2007

1ST ELECTION DISTRICT
 SCALE: 1"=100'
GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3807 NATIONAL DRIVE, SUITE 200 - BURTNSVILLE OFFICE PARK
 BURTNSVILLE, MARYLAND 20889
 TEL: 301-421-4124 BALT: 410-880-1820 DC/VA: 301-889-2524 FAX: 301-421-4188
 DRAWN BY: *PWC* CHECK BY: *SM*



MATCHLINE SHEET 1B

MATCHLINE SHEET 1B

DRAINAGE AREA SUMMARY TABLE

AREA	D.A. (ACRES)	% IMP.	'C'	AREA	D.A. (ACRES)	% IMP.	'C'	AREA	D.A. (ACRES)	% IMP.	'C'
I-2-09	0.14	100	0.91	I-2-11	0.11	100	0.91	RD-25	0.05	100	0.91
I-2-11	0.08	100	0.91	I-2-12	0.11	100	0.91	RD-26	0.14	100	0.91
I-2-20	0.15	100	0.91	I-2-17	0.24	100	0.91	RD-21	0.04	100	0.91
I-2-23	0.17	100	0.91					RD-28	0.01	100	0.91
I-2-24	0.04	100	0.91					RD-24	0.08	100	0.91
I-2-21	0.20	100	0.91	ST-2-45	0.23	100	0.91	RD-30	0.04	100	0.91
I-2-30	0.15	100	0.91	ST-2-46	0.25	100	0.91	RD-31	0.04	100	0.91
I-2-31	0.23	100	0.91	ST-2-41	0.44	100	0.91				
I-2-35	0.32	100	0.91	ST-2-48	3.91	100	0.91	RD-33	0.11	100	0.91
I-2-36	0.11	100	0.91	ST-2-44	0.01	100	0.91	RD-34	0.04	100	0.91
I-2-39	0.15	100	0.91	ST-2-40	0.15	100	0.91	RD-35	0.04	100	0.91
I-2-40	0.24	100	0.91	ST-2-41	0.10	100	0.91	RD-37	0.11	100	0.91
I-2-42	0.04	100	0.91	ST-2-42	0.07	100	0.91	RD-38	0.06	100	0.91
I-2-45	0.15	100	0.91					RD-39	0.16	100	0.91
I-2-72	0.17	100	0.91	ST-2-72	0.20	100	0.91	RD-40	0.16	100	0.91
I-2-75	0.27	100	0.91					RD-41	0.08	100	0.91

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
Wanda Z. ... 9-10-07
 Chief, Bureau of Highways Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
... .. 9/13/07
 Chief, Division of Land Development Date

... .. 9/12/07
 Chief, Development Engineering Division Date

PROFESSIONAL CERTIFICATION
 I hereby certify that these documents 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, 2008.

OWNER PARCEL 'E':
 BA WATERLOO CONDOMINIUM, LLC
 c/o BOZZUTO HOMES, INC.
 1850 WALKER DRIVE, SUITE 400
 GREENBELT, MARYLAND 20770
 ATTN: BOB ANDREWS
 PHONE: 301-623-3638

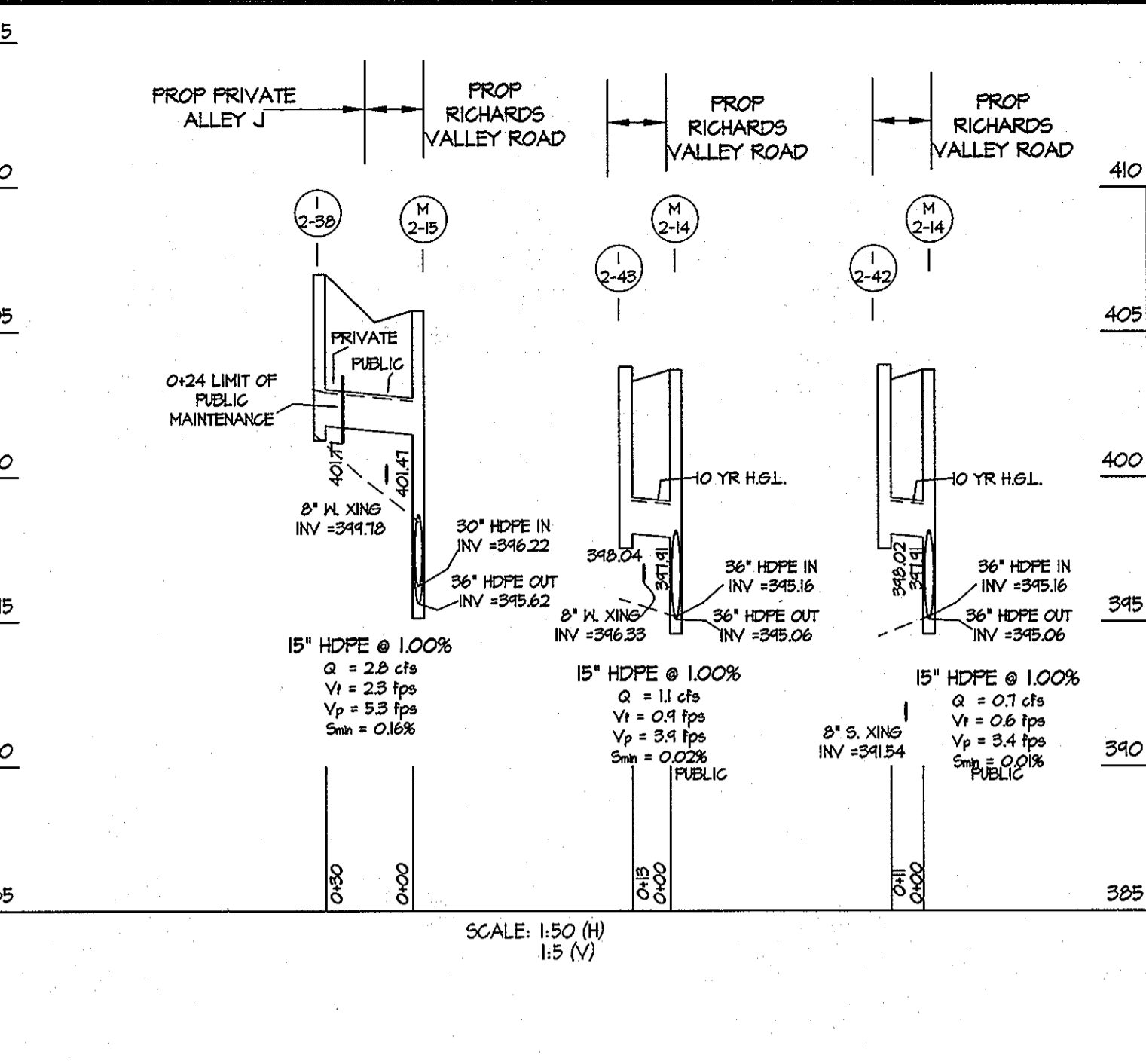
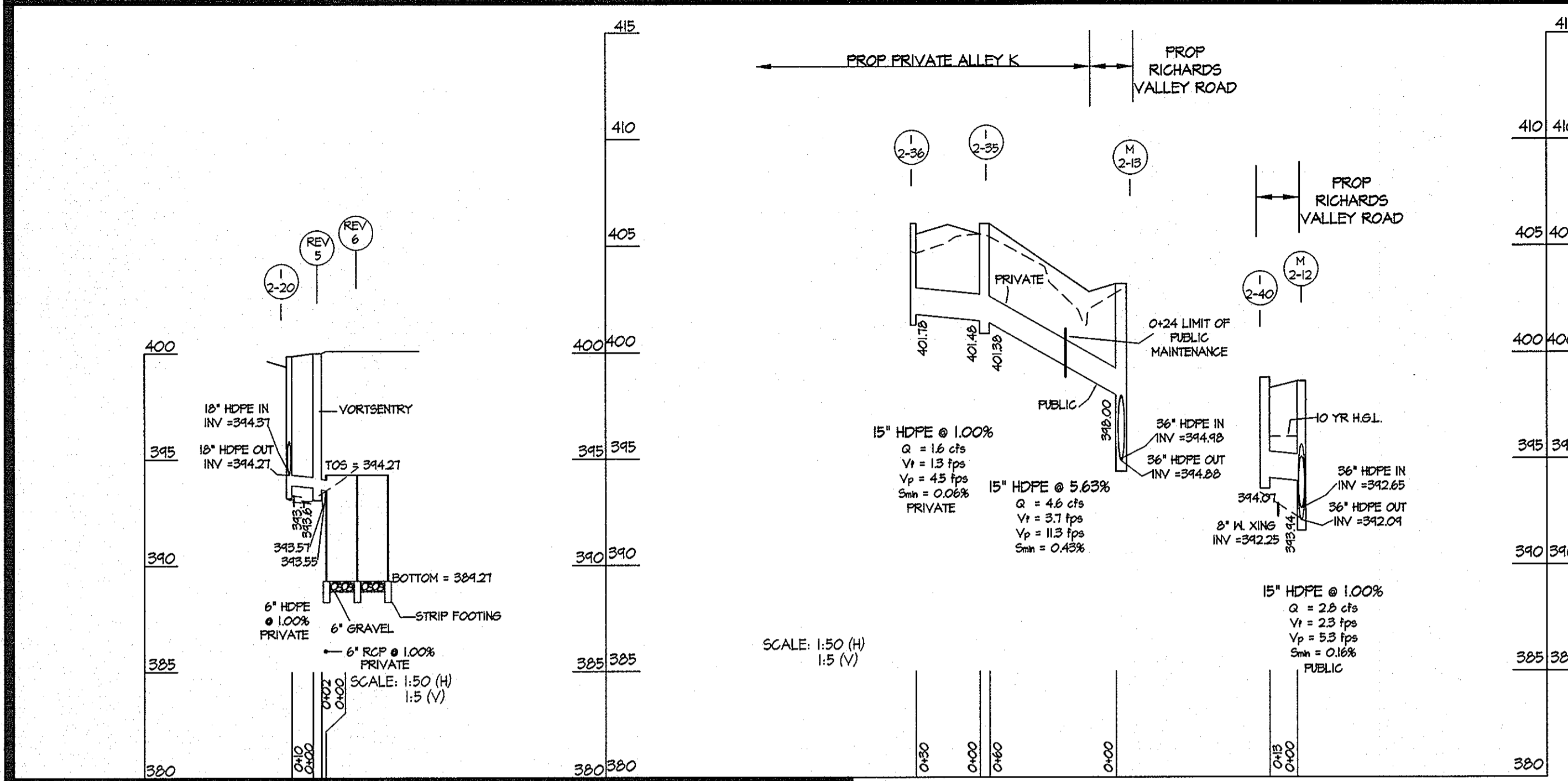
GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3809 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20886
 TEL: 301-421-4024 FAX: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

5-22-08 Rev. Drainage Division For Add to Lot C-135
 DATE REVISION
 WJG BY APPR.

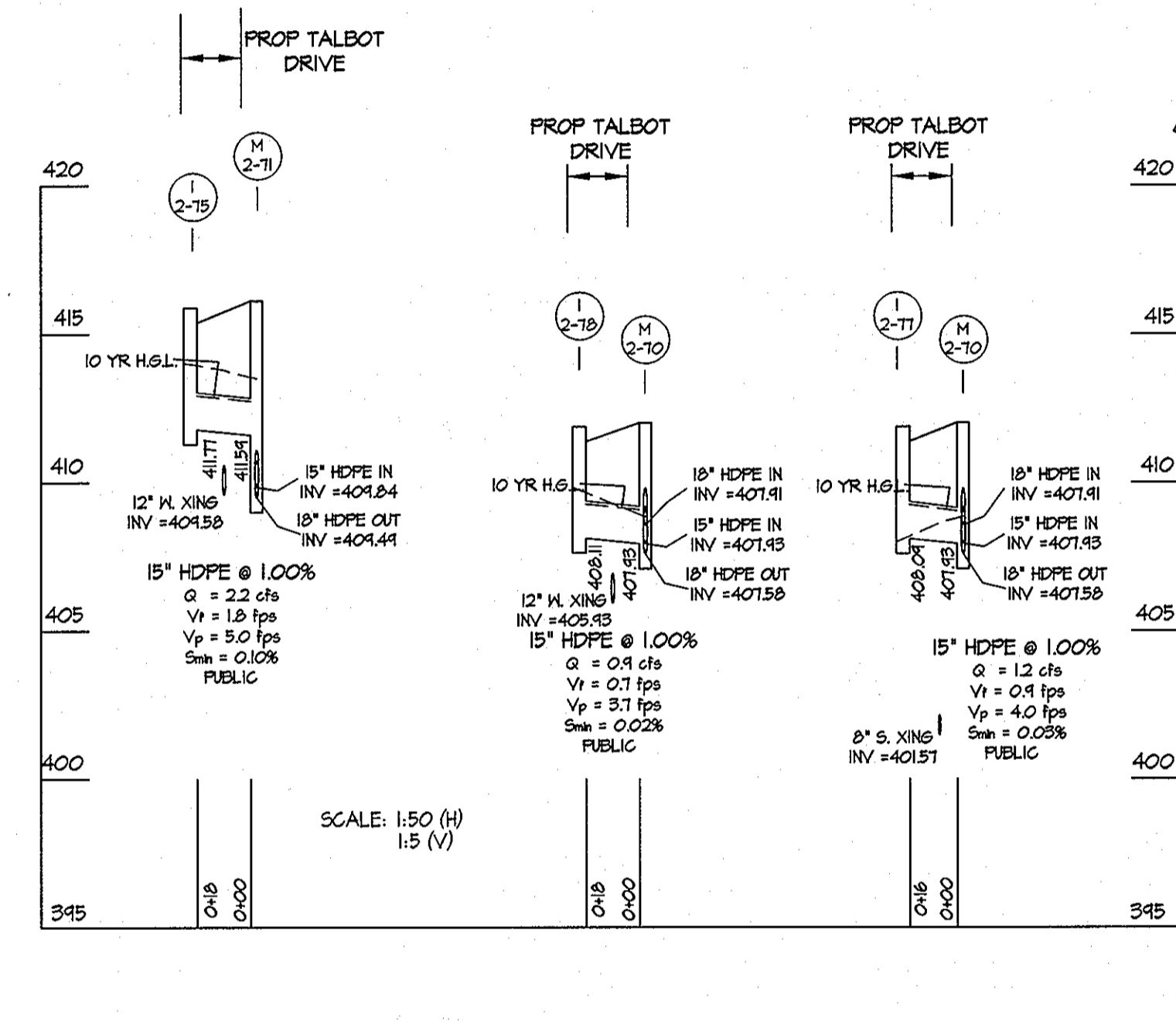
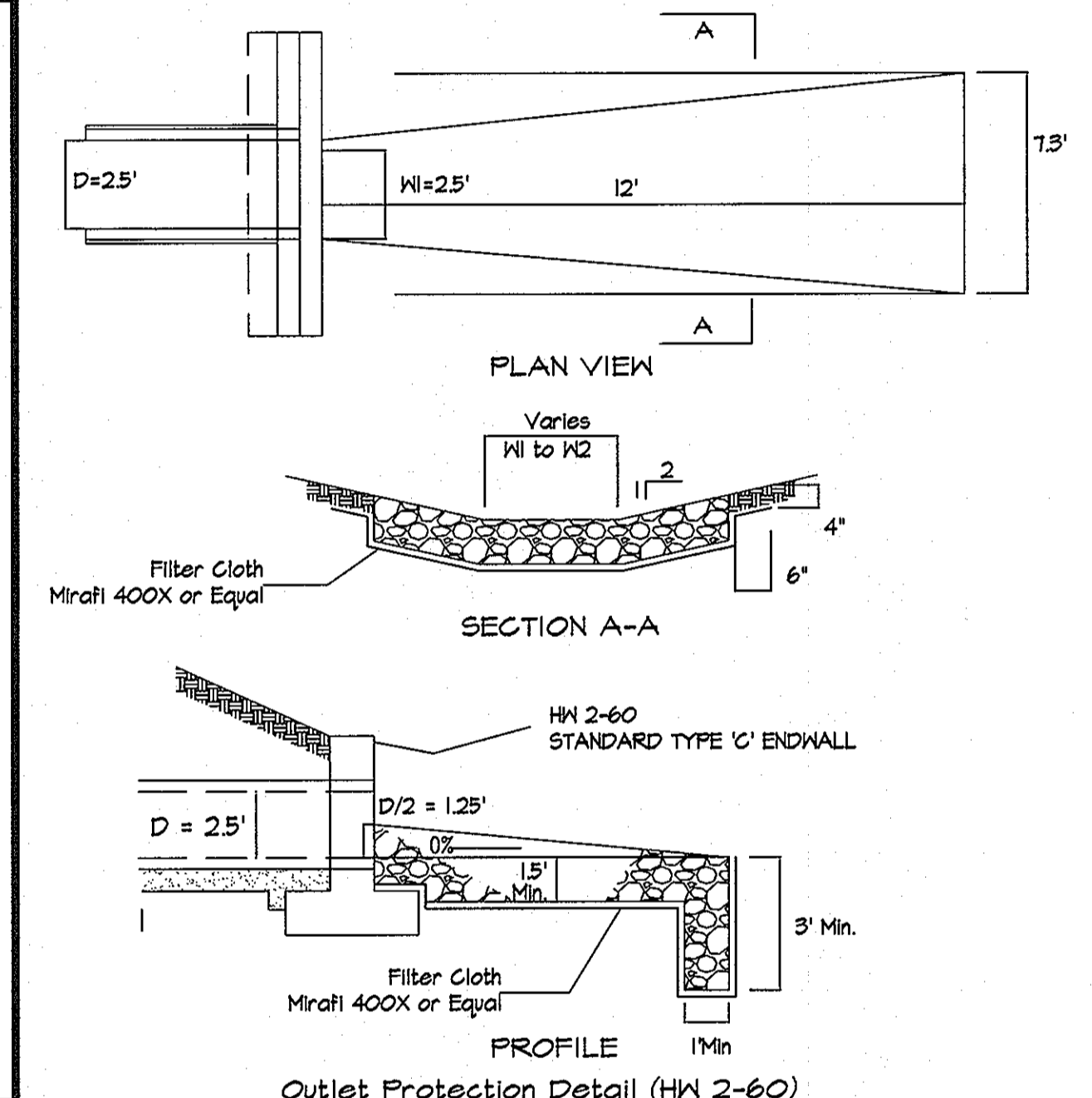
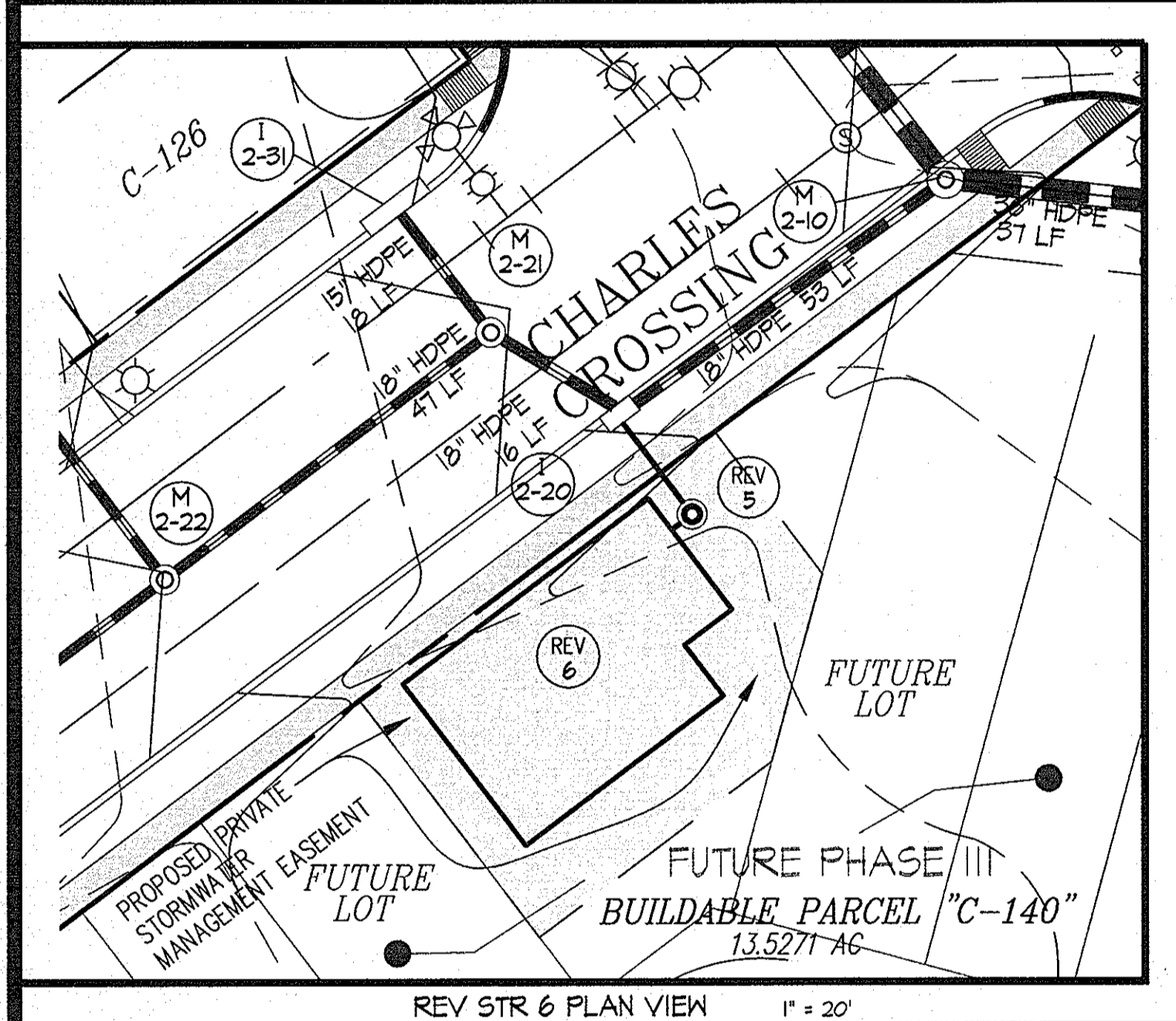
PREPARED FOR AND OWNER PARCELS C-70 THRU C-72:
 BA WATERLOO TOWNHOMES, LLC
 c/o BOZZUTO HOMES, INC.
 7850 WALKER DRIVE SUITE 400
 GREENBELT, MARYLAND 20770
 ATTN: BOB ANDREWS
 301-623-3638

STORM DRAIN DRAINAGE AREA MAP
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, BUILDABLE PARCELS 'C-139' & 'C-140' AND NON-BUILDABLE PARCEL 'E'
 A RESUBDIVISION OF BUILDABLE PARCELS 'C-70' THRU 'C-72', SHIPLEY'S GRANT PHASE I, PLAT NOS. 19232 THRU 19234 AND A REVISION TO NON-BUILDABLE PARCEL 'B', PLAT NOS. 18736 & 18737
 ELECTION DISTRICT No. 1 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=50'	R-A-15	05071
DATE	TAX MAP - GRID	SHEET
AUGUST, 2007	37-1&2	17 OF 23



S.D. STRUCTURE SCHEDULE									
NO.	TYPE	WIDTH (INSIDE)	TOP ELEVATION		INVERT ELEVATION		STANDARD DETAIL	NOTES	OWNERSHIP & MAINTENANCE
			UPPER	LOWER	UPPER	LOWER			
I-2-35	A-10	4'-0"	406.53	406.03	401.48	401.38	HO. CO. SD. 4.03		PRIVATE
I-2-36	A-5	2'-6"	406.28	406.03	401.18	terminal	HO. CO. SD. 4.01		PRIVATE
I-2-38	DOUBLE S	2'-11/2"	406.46	---	401.11	terminal	HO. CO. SD. 4.23	RECTANGULAR REPLACEMENT GRATE PER MD-319.08	PRIVATE
I-2-40	A-10	2'-6"	398.91	398.80	394.01	terminal	HO. CO. D. 4.03		PUBLIC
I-2-42	A-5	2'-6"	403.82	403.92	403.81	terminal	HO. CO. D. 4.01		PUBLIC
I-2-43	A-5	2'-6"	403.92	403.81	398.04	terminal	HO. CO. D. 4.01		PUBLIC
HM-2-60	HEADWALL		400.50	---	391.00	---	HO. CO. D. 5.21		PUBLIC
M-2-61	MANHOLE	4'-0"	406.29	---	398.84	397.46	HO. CO. G. 5.12		PUBLIC
M-2-62	MANHOLE	4'-0"	406.03	---	401.76	398.44	HO. CO. G. 5.12		PUBLIC
M-2-63	MANHOLE	4'-0"	407.55	---	400.85	400.75	HO. CO. G. 5.12		PUBLIC
M-2-63A	MANHOLE	4'-0"	407.07	---	402.36	400.43	HO. CO. G. 5.12		PUBLIC
M-2-64	MANHOLE	4'-0"	408.59	---	401.21	401.11	HO. CO. G. 5.12		PUBLIC
M-2-65	MANHOLE	4'-0"	409.63	---	401.50	401.40	HO. CO. G. 5.12		PUBLIC
M-2-66	MANHOLE	4'-0"	410.67	---	406.99	401.82	HO. CO. G. 5.12		PUBLIC
M-2-67	MANHOLE	4'-0"	411.94	---	407.12	402.18	HO. CO. G. 5.12		PUBLIC
M-2-68	MANHOLE	4'-0"	409.34	---	404.87	403.70	HO. CO. G. 5.12		PUBLIC
2-2-69	MANHOLE	4'-0"	409.16	---	404.80	404.70	HO. CO. G. 5.12		PUBLIC
M-2-70	MANHOLE	4'-0"	412.00	---	407.03	406.70	HO. CO. G. 5.12		PUBLIC
M-2-71	MANHOLE	4'-0"	416.14	---	408.71	408.60	HO. CO. G. 5.12		PUBLIC
I-2-72	A-10	2'-6"	417.84	417.52	402.59	terminal	HO. CO. D. 4.03		PUBLIC
I-2-75	A-10	2'-6"	416.30	416.04	411.77	terminal	HO. CO. D. 4.03		PUBLIC
I-2-77	A-10	2'-6"	412.04	411.96	408.09	terminal	HO. CO. D. 4.03		PUBLIC
I-2-78	A-5	2'-6"	412.10	412.01	408.11	terminal	HO. CO. D. 4.01		PUBLIC
REV-5	VortSentry	4'-0"	400.00	---	393.67	393.57	SEE DETAIL SHEETS 546		PRIVATE
REV-6	CONSTORM VAULT		---	---	---	---	SEE DETAIL SHEETS 546		PRIVATE
M-2-71A	Manhole	4'-0"	415.57	---	401.75	408.89	HO. CO. G. 5.12		PUBLIC



S.D. Pipe Summary Table PUBLICLY OWNED AND MAINTAINED			
Size (in.)	Type	Quantity (L.F.)	Remarks
15	HDPE	105	ADS N12 or equiv.
18	HDPE	417	ADS N12 or equiv.
24	HDPE	683	ADS N12 or equiv.
30	HDPE	60	ADS N12 or equiv.

S.D. Pipe Summary Table PRIVATELY OWNED AND MAINTAINED			
Size (in.)	Type	Quantity (L.F.)	Remarks
6	HDPE	12	ADS N12 or equiv.
15	HDPE	120	ADS N12 or equiv.

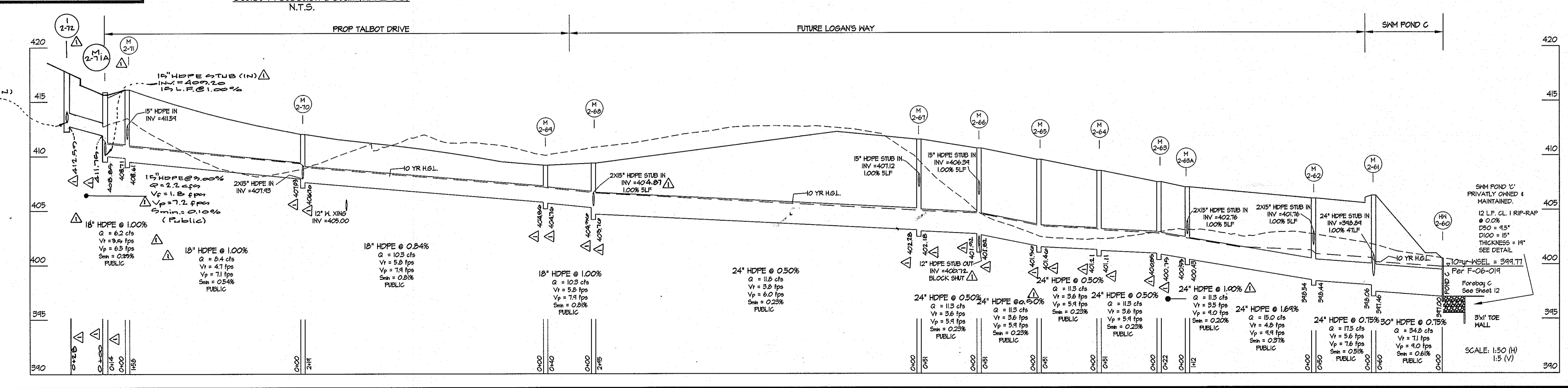
PROFESSIONAL CERTIFICATION
 I hereby certify that these documents were prepared, or approved by me, and that I am a duly licensed Professional Engineer under the laws of the State of Maryland, License No. 14951, Expiration Date: May 21, 2008.

OWNER PARCEL 1:
 BA WATERLOO CONDOMINIUM, LLC
 c/o BOZZUTO HOMES, INC.
 7850 WALKER DRIVE, SUITE 400
 GREENBELT, MARYLAND 20770
 ATTN: BOB ANDREWS
 PHONE: 301-623-3638

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 [Signature] 9-18-07
 Chief, Bureau of Highways

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 [Signature] 9/14/07
 Chief, Division of Land Development

[Signature] 9/12/07
 Chief, Development Engineering Division



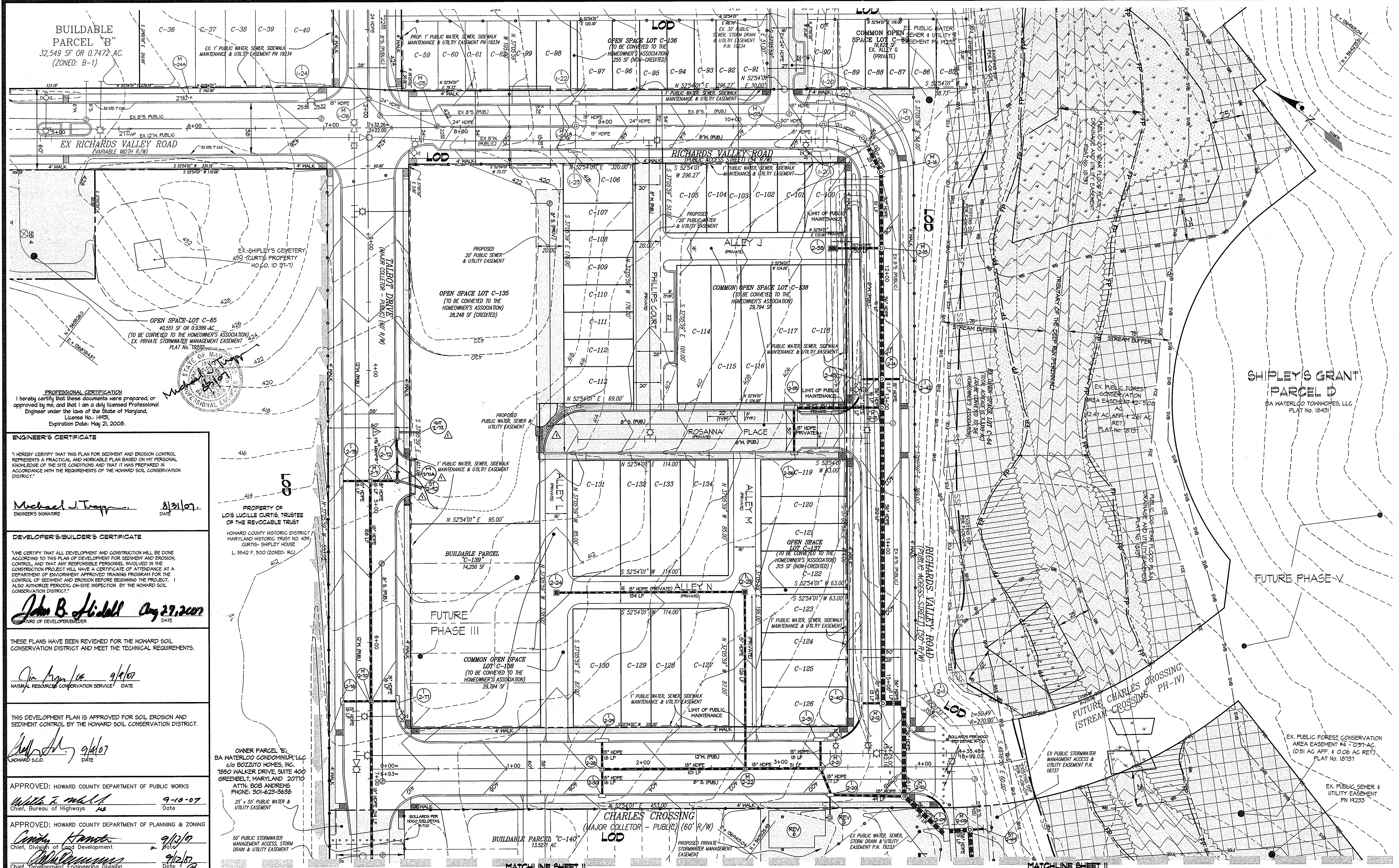
GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3009 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20886
 TEL: 301-421-4024 FAX: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4188

DATE	REVISION	BY	APPR.
9-12-07	Rev 00 Profile HW2-60-I-72, Rev 00 S.D. Schedule A	MSJ	

PREPARED FOR AND OWNER PARCELS C-70 THRU C-72:
 BA WATERLOO TOWNHOMES, LLC
 c/o BOZZUTO HOMES, INC.
 7850 WALKER DRIVE SUITE 400
 GREENBELT, MARYLAND 20770
 ATTN: BOB ANDREWS
 301-623-3638

STORM DRAIN PROFILES
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, BUILDABLE PARCELS "C-139" & "C-140" AND NON-BUILDABLE PARCEL E
 A REVISION OF BUILDABLE PARCELS "C-139" THRU "C-140", SHIPLEY'S GRANT PHASE I, PLAT NOS. 19232 THRU 19234 AND A REVISION TO NON-BUILDABLE PARCEL "E", PLAT NOS. 18736 & 18737
 ELECTION DISTRICT NO. 1

SCALE	ZONING	G. L. W. FILE NO.
AS SHOWN	R-A-15	05071
DATE	TAX MAP - GRID	SHEET
AUGUST, 2007	37-1&2	15 OF 23



BUILDABLE PARCEL "B"
32,549 SF OR 0.7472 AC.
(ZONED: B-1)

OPEN SPACE LOT C-136
(TO BE CONVEYED TO THE HOMEOWNER'S ASSOCIATION)
255 SF (NON-CREDITED)

COMMON OPEN SPACE LOT C-138
(PRIVATE)
16,233 SF

OPEN SPACE LOT C-135
(TO BE CONVEYED TO THE HOMEOWNER'S ASSOCIATION)
28,248 SF (CREDITED)

COMMON OPEN SPACE LOT C-138
(TO BE CONVEYED TO THE HOMEOWNER'S ASSOCIATION)
28,794 SF

BUILDABLE PARCEL C-139
14,250 SF

OPEN SPACE LOT C-137
(TO BE CONVEYED TO THE HOMEOWNER'S ASSOCIATION)
315 SF (NON-CREDITED)

FUTURE PHASE III

COMMON OPEN SPACE LOT C-138
(TO BE CONVEYED TO THE HOMEOWNER'S ASSOCIATION)
29,794 SF

BUILDABLE PARCEL "C-140"
13,527 SF

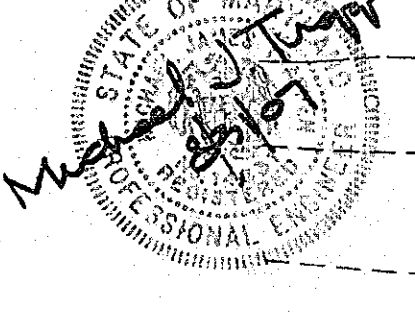
CHARLES CROSSING
(MAJOR COLLECTOR - PUBLIC) (60' R/W)

SHIPLEY'S GRANT
PARCEL D
BA WATERLOO TOWNHOMES, LLC
PLAT No. 18431

FUTURE PHASE V

EX. PUBLIC FOREST CONSERVATION AREA EASEMENT #4 - 0.27 AC (0.51 AC AFF. & 0.06 AC RET.)
PLAT No. 18757

EX. PUBLIC SEWER & UTILITY EASEMENT
FN 19233



PROFESSIONAL CERTIFICATION
I hereby certify that these documents 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. 14493, Expiration Date: May 21, 2008.

ENGINEER'S CERTIFICATE
I HEREBY CERTIFY THAT THIS PLAN FOR SEDIMENT AND EROSION 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 8/21/07
ENGINEER'S SIGNATURE DATE

DEVELOPER'S/BUILDER'S CERTIFICATE
I HEREBY CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN OF DEVELOPMENT FOR SEDIMENT AND EROSION CONTROL, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT.
John B. Hiddell Aug 27, 2007
SIGNATURE OF DEVELOPER/BUILDER DATE

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS.
Dia Hynes 9/4/07
NATURAL RESOURCE CONSERVATION SERVICE DATE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
Jeffrey A. Hines 9/4/07
HOWARD S.C.D. DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
Walter T. Mulla 9-10-07
Chief, Bureau of Highways DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Candy Hamon 9/12/07
Chief, Division of Land Development DATE
William J. ... 9/12/07
Chief, Department Engineering Division DATE

PROPERTY OF LOIS LUCILLE CURTIS, TRUSTEE OF THE REVOCABLE TRUST
HOWARD COUNTY HISTORIC DISTRICT
MARYLAND HISTORIC TRUST NO. 434
CURTIS-SHIPLEY HOUSE
L 5542 F. 500 (ZONED: RC)

OWNER PARCEL E:
BA WATERLOO CONDOMINIUM, LLC
c/o BOZZUTO HOMES, INC.
7850 WALKER DRIVE, SUITE 400
GREENBELT, MARYLAND 20770
ATTN: BOB ANDREWS
PHONE: 301-623-3638

50' PUBLIC STORMWATER MANAGEMENT ACCESS, STORM DRAIN & UTILITY EASEMENT

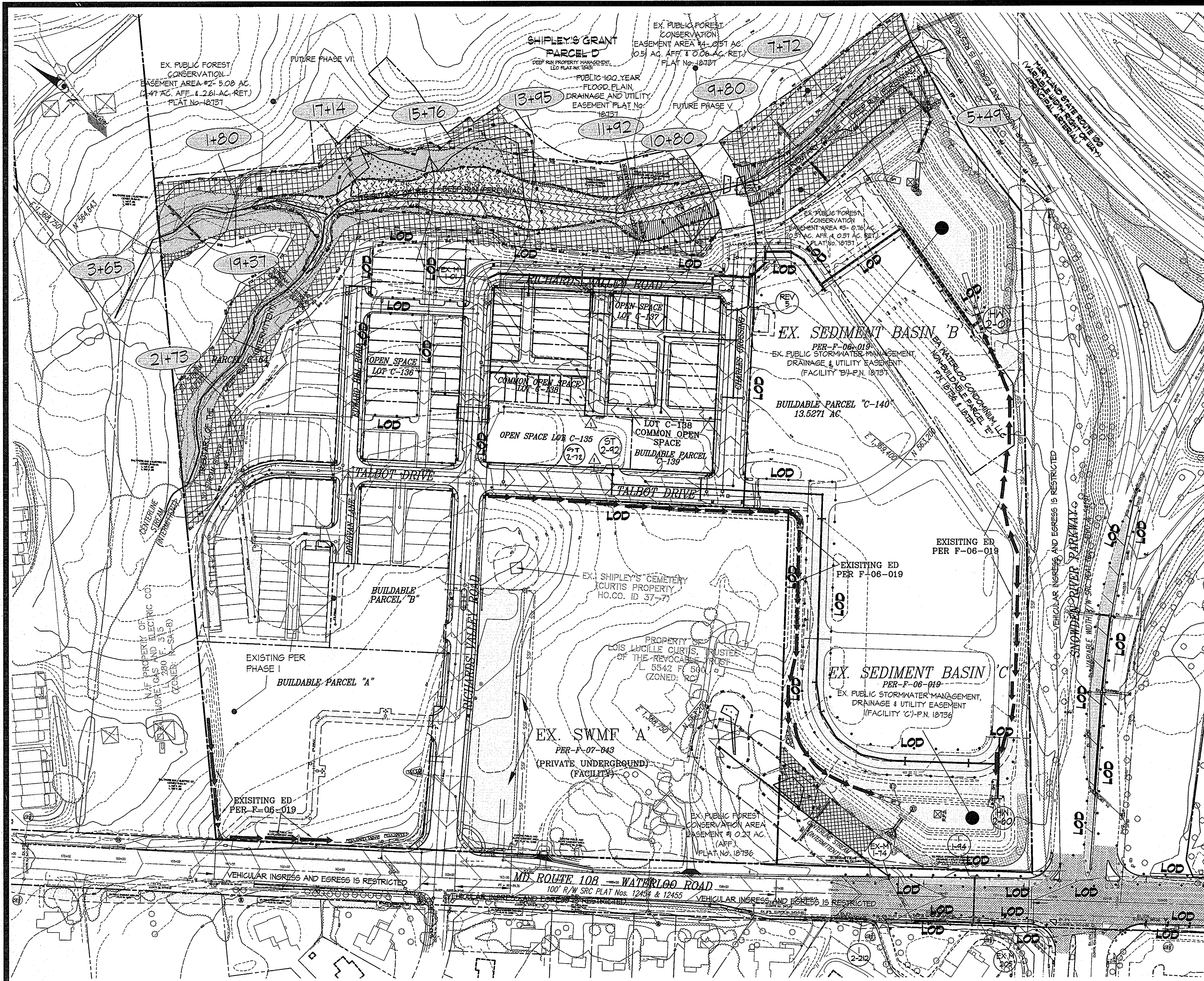
GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 FAX: 301-421-4188

PREPARED FOR AND OWNER PARCELS C-70 THRU C-72:
BA WATERLOO TOWNHOMES, LLC
c/o BOZZUTO HOMES, INC.
7850 WALKER DRIVE SUITE 400
GREENBELT, MARYLAND 20770
ATTN: BOB ANDREWS
301-623-3638

GRADING & SEDIMENT CONTROL 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, BUILDABLE PARCELS "C-139" & "C-140" AND NON-BUILDABLE PARCEL E
A RESUBDIVISION OF BUILDABLE PARCELS "C-70" THRU "C-72", SHIPLEY'S GRANT PHASE I, PLAT NOS. 19232 THRU 19234 AND A REVISION TO NON-BUILDABLE PARCEL "E", PLAT NOS. 18756 & 18757
HOWARD COUNTY, MARYLAND
ELECTION DISTRICT NO. 1

SCALE	ZONING	G. L. W. FILE NO.
1"=30'	R-A-15	05071
DATE	TAX MAP - GRID	SHEET
AUGUST, 2007	37-1&2	10 OF 23

DATE	REVISION	BY	APPR.

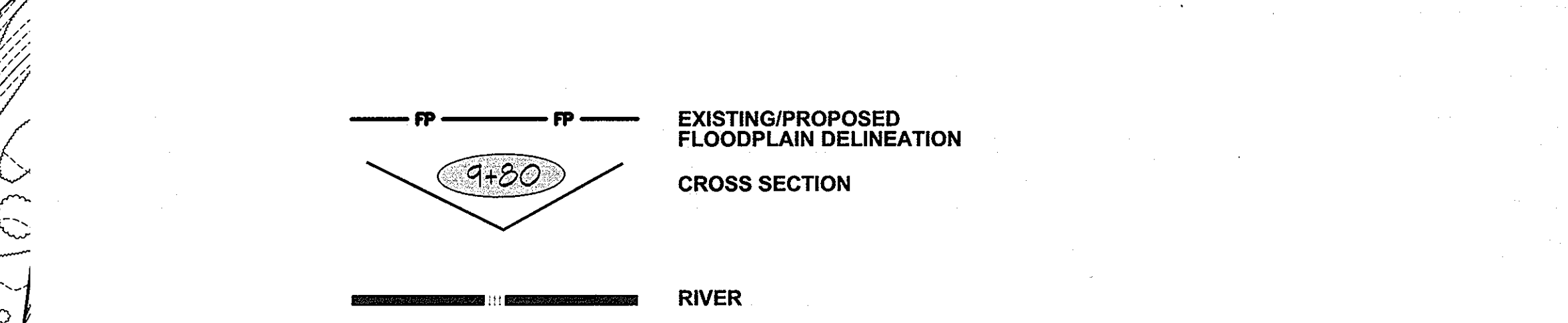


PROPOSED CONDITION 100-YR FLOOD PLAIN SUMMARY TABLE

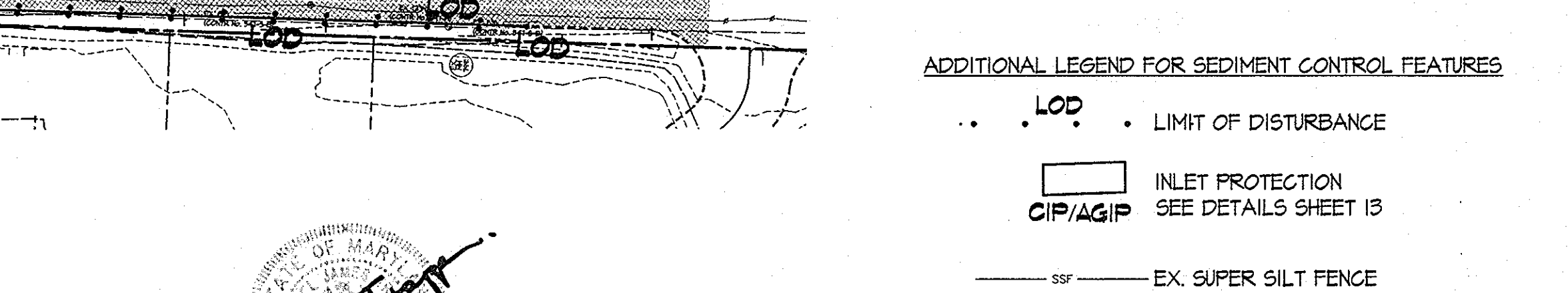
River	Reach	River Sta	Q Total (cfs)	Min Ch El (ft)	W.S. Elev (ft)	Crit. W.S. (ft)	E.G. Elev (ft)	E.G. Slope (ft/ft)	Vel Chnl (ft/s)	Flow Area (sq ft)	Top Width (ft)	Froude # Chl
RIVER-A	REACH-1	0	422	353	355.58	355.45	355.9	0.06065	5.93	107.65	107	0.72
RIVER-A	REACH-1	152	422	356	360.17	359	360.43	0.018387	4.32	112.77	51.57	0.43
RIVER-A	REACH-1	233	422	360	363.84	363.84	364.75	0.126958	7.67	55.03	30.57	1.01
RIVER-A	REACH-1	390										
RIVER-A	REACH-1	549	422	364.41	373.23	367.36	373.3	0.002181	2.06	205.13	26	0.13
RIVER-A	REACH-1	613	422	370	373.33	373.33	374.1	0.077367	7.55	68.68	49.95	0.84
RIVER-A	REACH-1	772	330	374.09	379.23	377.51	379.45	0.016113	3.98	100.73	56.91	0.38
RIVER-A	REACH-1	980	330	380.56	384.63	384.12	385.18	0.053494	6.11	64.05	57.88	0.67
RIVER-A	REACH-1	1026										
RIVER-A	REACH-1	1080	255	383	387.41	386.62	387.64	0.020992	4.26	91.5	78.16	0.43
RIVER-A	REACH-1	1192	255	386.16	390.42	389.24	390.51	0.009464	3.15	141.37	99.18	0.29
RIVER-A	REACH-1	1395	207	389.12	393.09	392.45	393.29	0.022789	4	75.58	86.86	0.43
RIVER-A	REACH-1	1576	207	393.62	396.84	395.83	397.03	0.018583	3.57	69.3	48.27	0.4
RIVER-A	REACH-1	1714	193	395.41	399.18	397.69	399.35	0.015496	3.43	70.52	58.25	0.36
RIVER-A	REACH-2	1937	137	401.61	405.75	405.75	406.79	0.185837	8.17	16.77	8.1	1
RIVER-A	REACH-2	2173	137	410.65	414.95	413.41	415.07	0.014152	3.09	67.7	57.93	0.33
RIVER-B	REACH-1	180	60	402.09	403.47	403.43	403.93	0.143224	5.44	11.04	10.94	0.95
RIVER-B	REACH-1	360	60	410	411.77	411.11	411.84	0.020565	2.12	28.26	27.91	0.37

EXISTING CONDITION 100-YR FLOOD PLAIN SUMMARY TABLE

River	Reach	River Sta	Q Total (cfs)	Min Ch El (ft)	W.S. Elev (ft)	Crit. W.S. (ft)	E.G. Elev (ft)	E.G. Slope (ft/ft)	Vel Chnl (ft/s)	Flow Area (sq ft)	Top Width (ft)	Froude # Chl
RIVER-A	REACH-1	0	422	353	355.58	355.45	355.9	0.06065	5.93	107.65	107	0.72
RIVER-A	REACH-1	152	422	356	360.17	359	360.43	0.018387	4.32	112.77	51.57	0.43
RIVER-A	REACH-1	233	422	360	363.84	363.84	364.75	0.126958	7.67	55.03	30.57	1.01
RIVER-A	REACH-1	390										
RIVER-A	REACH-1	549	422	364.41	373.23	367.36	373.3	0.002181	2.06	205.13	26	0.13
RIVER-A	REACH-1	613	422	370	373.33	373.33	374.1	0.077367	7.55	68.68	49.95	0.84
RIVER-A	REACH-1	772	330	374.09	379.23	377.51	379.45	0.016113	3.98	100.73	56.91	0.38
RIVER-A	REACH-1	980	330	380.56	384.63	384.12	385.18	0.053494	6.11	64.05	57.88	0.67
RIVER-A	REACH-1	1080	255	383	387.62	386.62	387.83	0.0138	3.65	113.07	89.48	0.36
RIVER-A	REACH-1	1192	255	386.16	390.33	389.24	390.42	0.011019	3.34	132.37	95.66	0.31
RIVER-A	REACH-1	1395	207	389.12	393.16	392.45	393.33	0.019853	3.8	81.84	90.68	0.4
RIVER-A	REACH-1	1576	207	393.62	396.79	395.83	396.99	0.020211	3.67	66.9	47.06	0.42
RIVER-A	REACH-1	1714	193	395.41	399.2	397.69	399.37	0.014945	3.39	71.91	59.28	0.35
RIVER-A	REACH-2	1937	137	401.61	405.75	405.75	406.79	0.185837	8.17	16.77	8.1	1
RIVER-A	REACH-2	2173	137	410.65	414.95	413.41	415.07	0.014152	3.09	67.7	57.93	0.33
RIVER-B	REACH-1	180	60	402.09	403.43	403.43	403.93	0.161133	5.67	10.59	10.78	1.01
RIVER-B	REACH-1	360	60	410	411.79	411.11	411.85	0.019716	2.09	28.7	28.12	0.36



- SEQUENCE OF CONSTRUCTION**
- OBTAIN GRADING PERMIT AND ARRANGE THE PRE-CONSTRUCTION MEETING WITH THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR (SCI). (1 DAY)
VERIFY THE CONDITION OF THE EXISTING SEDIMENT CONTROLS FROM F-06-19 AND F-07-043 AND UPGRADE AND REPAIR AS NECESSARY.
 - INSTALL STORM DRAIN FROM H4-2-60 TO ST-2-42 (5 DAYS)
INSTALL STORM DRAIN FROM H4-2-01 TO EX-MH-1-01. (5 DAYS)
OUTFALL TO REV56 TO REMAIN BLOCKED UNTIL PERMISSION OF SCI IS OBTAINED.
ON A DRY WEEK, INSTALL STORMDRAIN FROM I-2-212 TO EX-M-205 & I-1-144 AND COMPLETE ALL GRADING IN THE MD-108 RIGHT OF WAY EAST OF SNOWDEN RIVER PARKWAY. REMOVE THE 15" TEMPORARY PIPE AND BLOCK OPENING AT MH-1-14. (5 DAYS)
INSTALL THE REMAINING STORMDRAIN ALONG MD-108 AND SNOWDEN RIVER PARKWAY, AND COMPLETE THE REMAINING MD-108 AND SNOWDEN RIVER PARKWAY IMPROVEMENTS. INSTALL INLET PROTECTION ON ALL INLETS AS SHOWN ON SHEETS 19420 (5 DAYS)
 - INSTALL REMAINING UTILITIES, PAVEMENT, AND STABILIZE THE SITE. (2 WEEKS)
 - UPON OBTAINING PERMISSION OF THE SCI, FLUSH ALL STORM DRAIN AND PUMP CLEAN ALL PIPES AND STRUCTURES AND UNBLOCK OUTFALL TO REV 5.



THIS PLAN IS FOR SEDIMENT CONTROL PURPOSES ONLY.

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
Walter E. Marshall 9-10-07
 Chief, Bureau of Highways Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Conrad Harris 9/12/07
 Chief, Division of Land Development Date

John B. Liddell 9/12/07
 Chief, Development Engineering Division Date

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

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

DATE: 9/10/07
 DATE: 9/12/07
 DATE: 9/12/07

DEVELOPER'S/BUILDER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAN FOR SEDIMENT AND EROSION 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.

John B. Liddell 09/27/07
 SIGNATURE OF DEVELOPER/BUILDER DATE

ENGINEER'S CERTIFICATE

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

Michael J. Trapp 8/31/07
 ENGINEER'S SIGNATURE DATE

PROFESSIONAL CERTIFICATION

I hereby certify that these documents 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. 14951, Expiration Date: May 21, 2008.

Michael J. Trapp 8/31/07
 PROFESSIONAL ENGINEER

OWNER PARCEL 'E':
 BA WATERLOO CONDOMINIUM, LLC
 c/o BOZZUTO HOMES, INC.
 7850 WALKER DRIVE, SUITE 400
 GREENBELT, MARYLAND 20770
 ATTN: BOB ANDREWS
 PHONE: 301-623-3638

GLW Gutschick Little & Weber, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3809 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 FAX: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4188

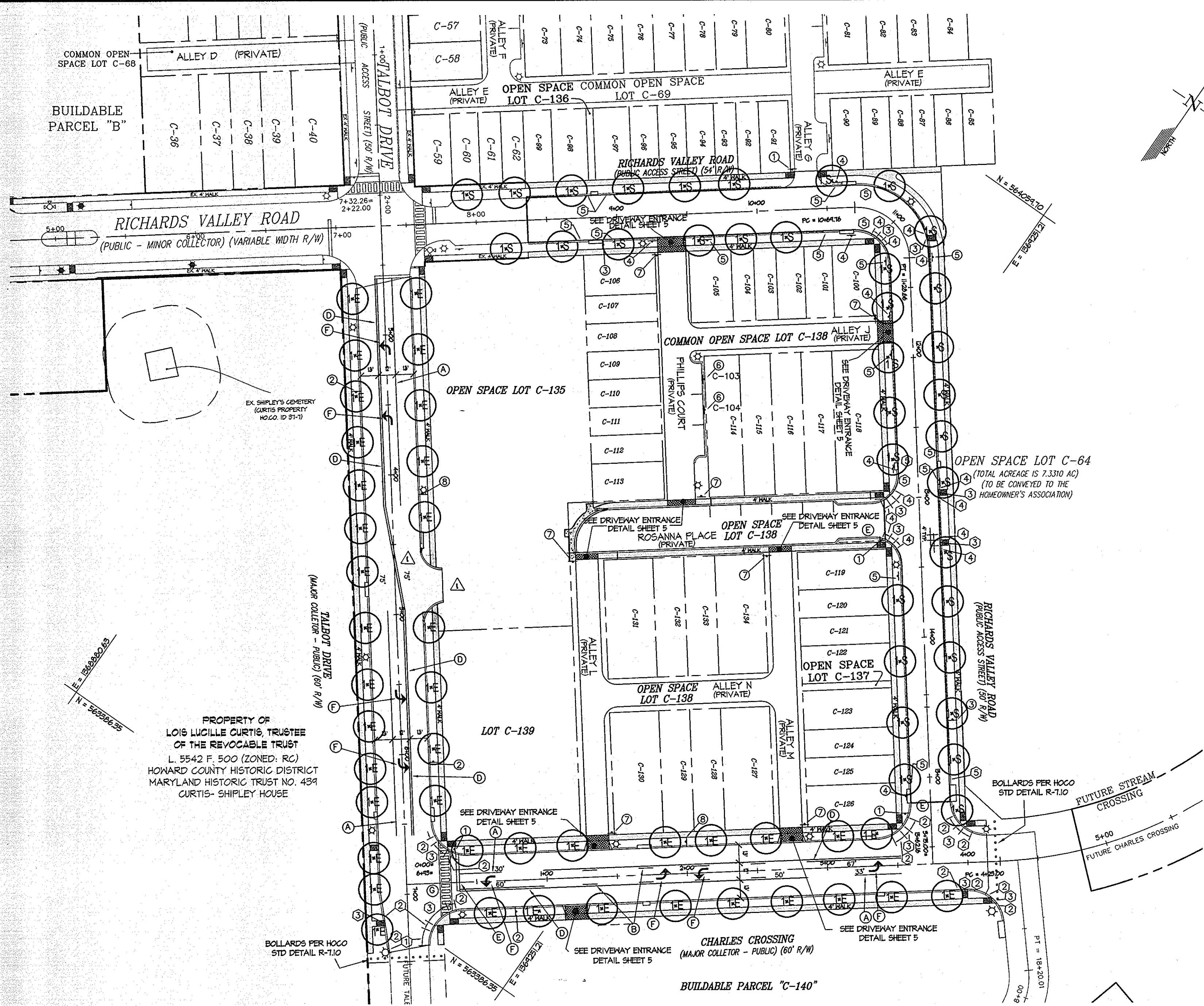
DATE	REVISION	BY	APPR.
5-22-08	Re-submittal to include additional notes, revisions, and walk-end of easement P.	WJL	

PREPARED FOR AND OWNER PARCELS C-70 THRU C-72:
 BA WATERLOO TOWNHOMES, LLC
 c/o BOZZUTO HOMES, INC.
 7850 WALKER DRIVE SUITE 400
 GREENBELT, MARYLAND 20770
 ATTN: BOB ANDREWS
 301-623-3638

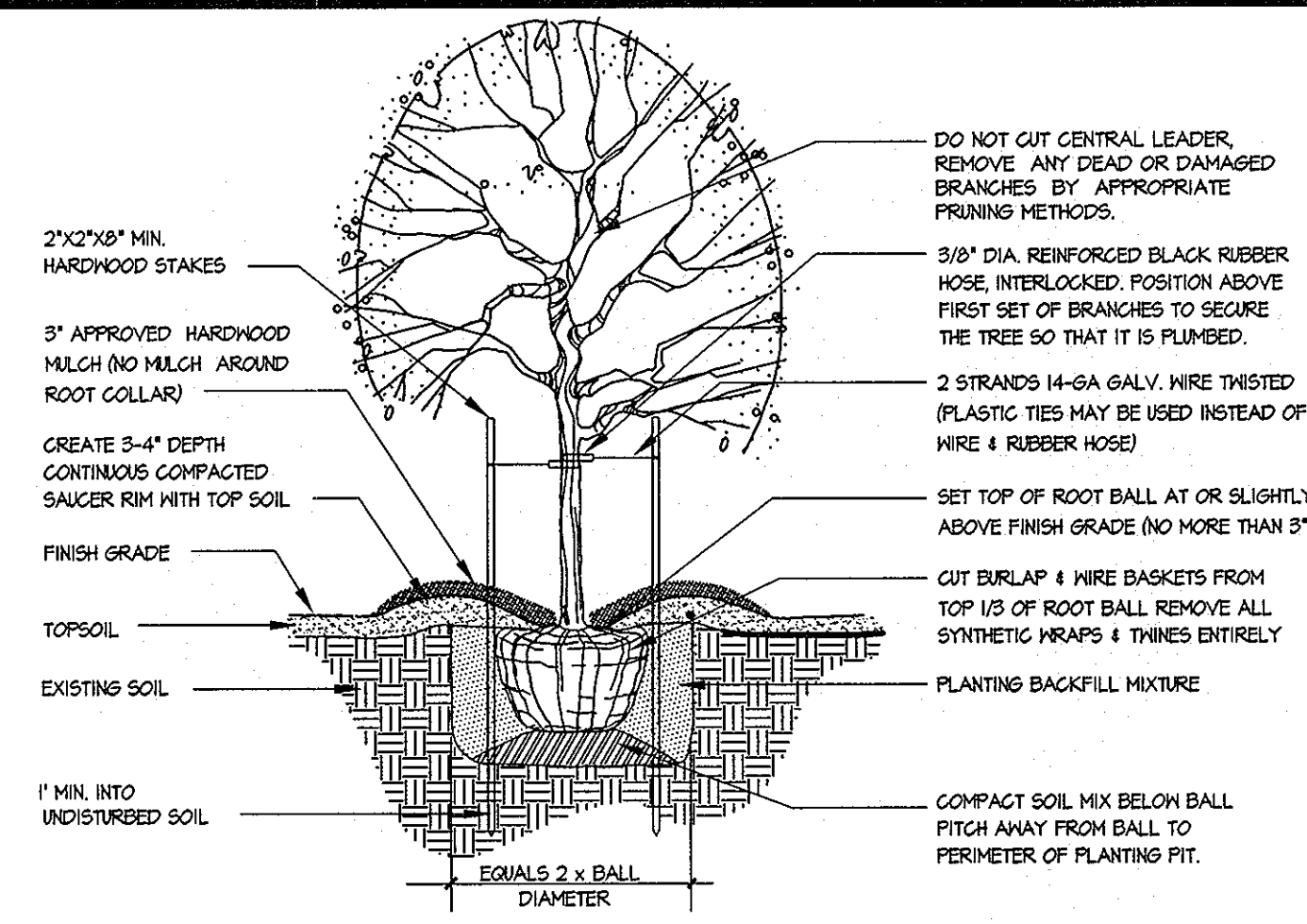
SEDIMENT & EROSION CONTROL OVERVIEW

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, BUILDABLE PARCELS C-139 & C-140 AND NON-BUILDABLE PARCEL E
 A RESUBDIVISION OF BUILDABLE PARCELS C-70 THRU C-72, SHIPLEY'S GRANT PHASE I, PLAT NOS. 1923 THRU 1924 AND A REVISION TO NON-BUILDABLE PARCEL 'B', PLAT NOS. 1876 & 1877
 HOWARD COUNTY, MARYLAND
 ELECTION DISTRICT No. 1

SCALE	ZONING	G. L. W. File No.
1"=100'	R-A-15	05071
DATE	TAX MAP - GRID	SHEET
AUGUST, 2007	37-1&2	9 OF 23



PROFESSIONAL CERTIFICATION
 I hereby certify that these documents 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, 2008.



STREET TREE SCHEDULE	
LINEAR FEET OF CURBLINE	2750 LF.
NUMBER OF STREET TREES REQUIRED: STREET TREES (1:40)	68
NUMBER OF STREET TREES PROVIDED: STREET TREES (2:1 SUBSTITUTION)	71
OTHER TREES (2:1 SUBSTITUTION)	0

NOTE: ALL SUPPORTING DEVICES (STAKES, WIRES, ETC.) SHALL BE REMOVED AFTER 2 GROWING SEASONS.

DECIDUOUS TREE PLANTING DETAIL
 FOR PLANTING MATERIAL UP TO 5 1/2" CALIPER

PLANT LIST				
SYMBOL	QUANT.	SIZE	NAME (BOTANICAL/COMMON) OF PLANTS FOR SELECTION BY OWNER/BUYER	COMMENTS
TREES - STREET				
E	41	2.5" CAL. 12-14" HT. MIN.	ULMUS AMERICANA 'PRINCETON' / PRINCETON ELM	B4B, FULL
S	55	2.5" CAL. 12-14" HT. MIN.	PLATANUS OCCIDENTALIS / SYCAMORE	B4B, FULL

STREET LIGHT LEGEND

- ⊛ PROPOSED STREET LIGHT. 100 WATT HIGH PRESSURE SODIUM VAPOR TRADITIONAIRE POST TOP FIXTURE MOUNTED ON A 14-FOOT BLACK FIBERGLASS EMBEDDED POLE
- ⊛ PROPOSED STREET LIGHT. 250 WATT HIGH PRESSURE (LOCATED 4' BEHIND THE BACK OF CURB) SODIUM VAPOR COBRA STYLE FIXTURE (CUT OFF OPTICS) MOUNTED AT A HEIGHT OF 30' ON A BREAK AWAY TRANSFORMER BASE STREET LIGHT POLE WITH A 12' ARM

STREET LIGHT LOCATIONS

STREET	STATION	OFFSET
RICHARDS VALLEY ROAD	9+17	19 RIGHT
RICHARDS VALLEY ROAD	10+99	19 LEFT
RICHARDS VALLEY ROAD	13+48	19 RIGHT
TALBOT DRIVE	2+94	22 RIGHT
TALBOT DRIVE	4+12	22 LEFT
TALBOT DRIVE	5+30	22 RIGHT
TALBOT DRIVE	6+54	22 RIGHT
CHARLES CROSSING	0+39	22 RIGHT
CHARLES CROSSING	1+50	22 LEFT
CHARLES CROSSING	2+88	22 LEFT
CHARLES CROSSING	4+14	22 LEFT

FOR LOCATIONS OF PRIVATE STREET LIGHTS SEE PLAN (ALLEY H).

GENERAL NOTES:

- A 20' MINIMUM DISTANCE SHALL BE MAINTAINED BETWEEN ANY TREES LOCATED ALONG THE CURB LINE AND ANY STREET LIGHT.
- A 5' MINIMUM DISTANCE SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND A FIRE HYDRANT.

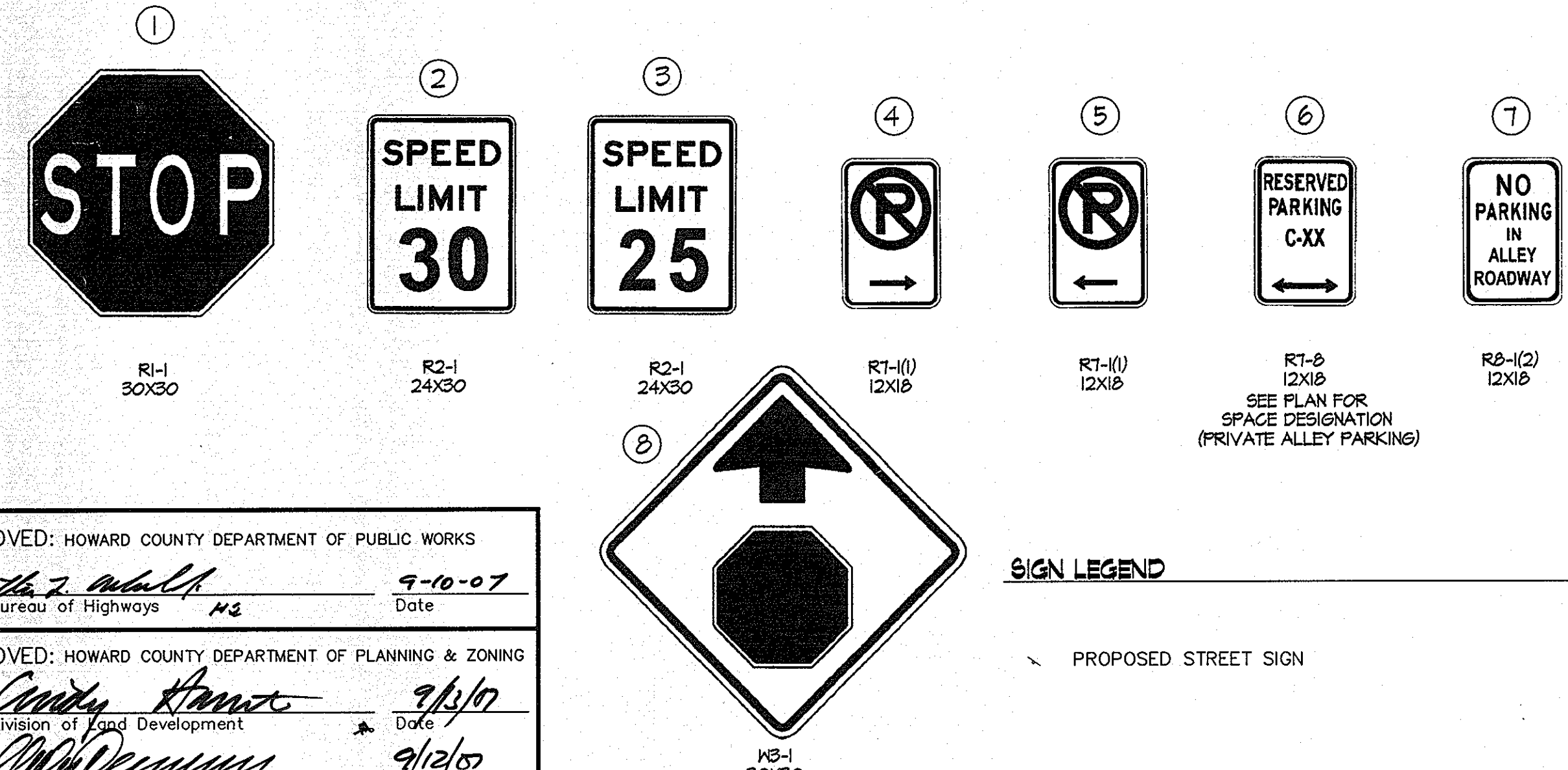
SIGNING NOTES:

- SIGN ERRECTED AT THE SIDE OF THE ROAD SHALL BE MOUNTED AT A HEIGHT OF AT LEAST 7 FEET MEASURED FROM THE BOTTOM OF THE SIGN TO THE NEAR EDGE OF THE PAVING.
- ALL SIGN POSTS USED FOR TRAFFIC CONTROL SIGNS INSTALLED IN THE COUNTY RIGHT-OF-WAY SHALL BE MOUNTED ON A 2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE POST (1/4 GAUGE) INSERTED INTO A 2-1/2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE SLEEVE (1/2 GAUGE) - 3' LONG. A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON TOP OF EACH POST.
- SIGNS SHALL BE 12" TO 18" FROM EDGE OF SIGN TO CURBLINE. STOP SIGNS SHALL BE LOCATED 15' BACK FROM INTERSECTING STREET CURB LINE OR AS DIRECTED BY HOWARD COUNTY TRAFFIC DIVISION.
- ALL SIGN LOCATIONS WITHIN THE PUBLIC RIGHT OF WAY SHALL BE APPROVED BY THE HOWARD COUNTY TRAFFIC DIVISION PRIOR TO ANY INSTALLATIONS.

PAVEMENT MARKING NOTES

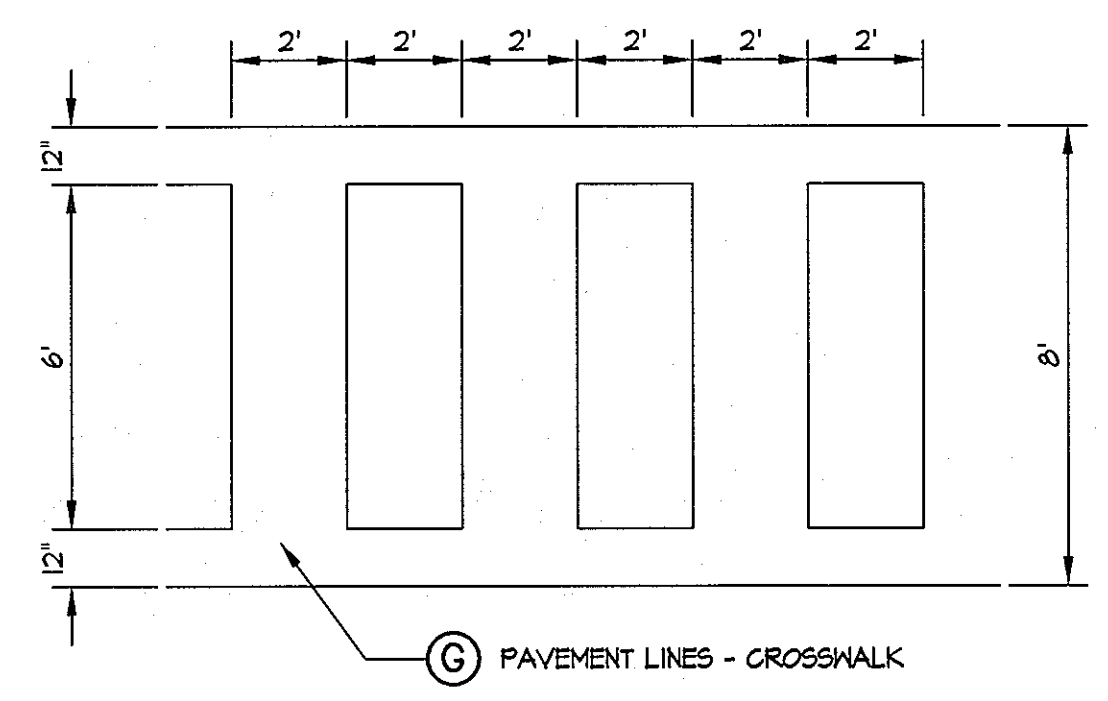
- ALL PAVEMENT MARKINGS TO BE APPLIED USING "SETFAST PREMIUM ALKYD TRAFFIC PAINT" BY SHERWIN WILLIAMS OR APPROVED EQUAL.
- ALL PAVEMENT MARKINGS ARE TO BE EITHER LOCATED OR APPROVED BY THE TRAFFIC DIVISION PRIOR TO THE PLACEMENT OF ANY MARKINGS

SIGN LEGEND



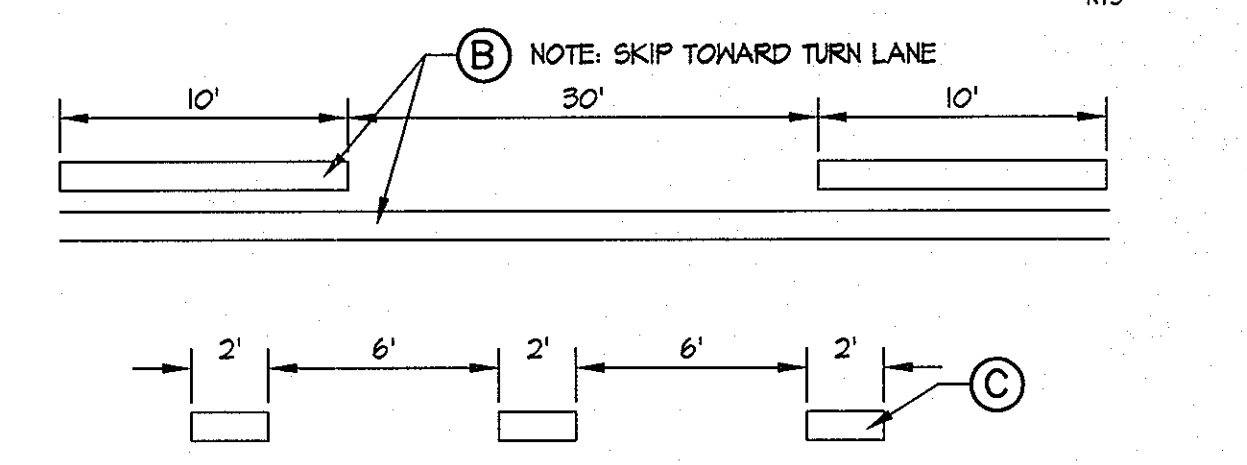
STRIPING LEGEND

- (A) PAVEMENT LINES - 5" WHITE SOLID
- (B) PAVEMENT LINES - 5" DOUBLE YELLOW SOLID/ SKIP
- (C) PAVEMENT LINES - 5" X 2" WHITE MINI-SKIP
- (D) PAVEMENT LINES 5" DOUBLE YELLOW SOLID
- (E) PAVEMENT LINES - 24" WHITE TRANSVERSE STOP BAR (SEE PAVEMENT MARKING NOTE #2) (THERMOPLASTIC OR PREFORMED HEAT APPLIED TAPE)
- (F) PAVEMENT SYMBOL - WHITE TURN ARROW (SEE PAVEMENT SIGNAL MARKING DETAILS (THERMOPLASTIC OR PREFORMED HEAT APPLIED TAPE)
- (G) PAVEMENT LINES - WHITE CROSSWALK (SEE PAVEMENT MARKING DETAILS - BELOW (THERMOPLASTIC OR PREFORMED HEAT APPLIED TAPE)



TRANSVERSE PAVEMENT LINE DETAILS

PAVEMENT SYMBOL MARKING DETAILS



LONGITUDINAL PAVEMENT LINE DETAILS

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 Chief, Bureau of Highways
 Date: 9-10-07

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Chief, Division of Land Development
 Date: 9/15/07

Chief, Development Engineering Division
 Date: 9/12/07

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

PREPARED FOR AND OWNER PARCELS C-70 THRU C-72:
 BA WATERLOO TOWNHOMES, LLC
 c/o BOZZUTO HOMES, INC.
 7850 WALKER DRIVE SUITE 400
 GREENBELT, MARYLAND 20770
 ATTN: BOB ANDREWS
 301-623--3638

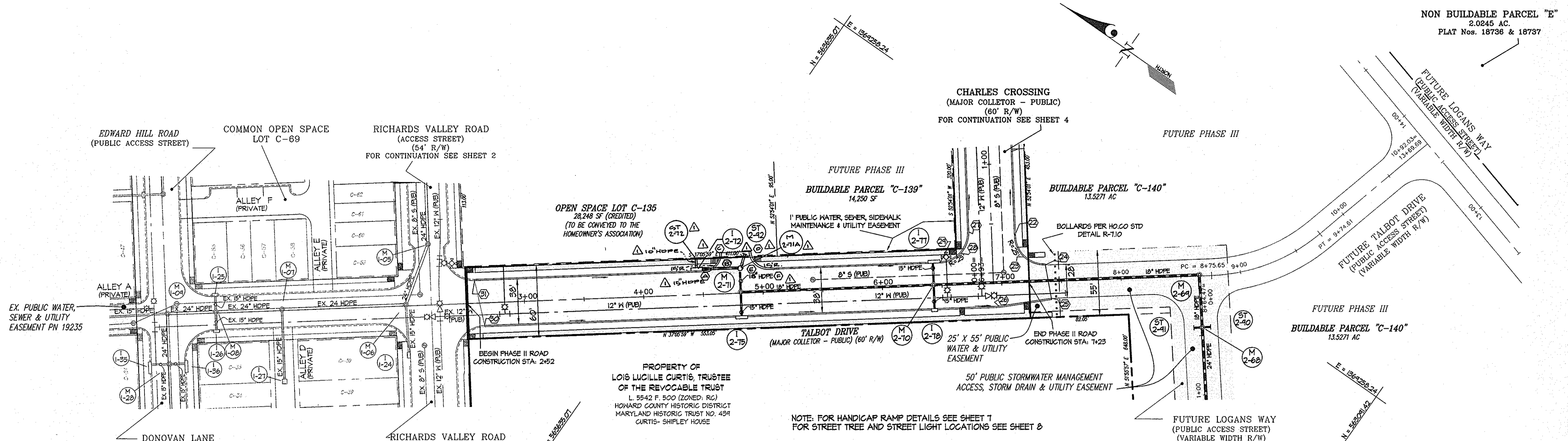
PAVING MARKING - SIGNAGE - STREET TREE AND LIGHTING PLAN
SHIPLEY'S GRANT
 PHASE II
 LOTS C-73 THRU C-134, OPEN SPACE LOTS C-135 THRU C-137, COMMON OPEN SPACE LOT C-138, BUILDABLE PARCELS "C-139" & "C-140" AND NON-BUILDABLE PARCEL E
 A RESUBDIVISION OF BUILDABLE PARCELS "C-70" THRU "C-72", SHIPLEY'S GRANT PHASE I, PLAT NOS 19232 THRU 19234 AND A REVISION TO NON-BUILDABLE PARCEL "E", PLAT NOS 18736 & 18737 HOWARD COUNTY, MARYLAND
 ELECTION DISTRICT No. 1

SCALE	ZONING	G. L. W. FILE NO.
1" = 50'	R-A-15	05071
DATE	TAX MAP - GRID	SHEET
AUGUST, 2007	37-1&2	8 OF 23

PT. NO.	STATION	OFFSET	ELEV.
22	0+39.4	1' RT.	409.50
23	7+19.32	21.52' L	410.64
24	7+37	14.0' R	410.46
25	7+41	14.0' R	410.41
26	6+47	14.0' L	410.73
27	0+44.4	14.0' L	409.33
28	6+66.68	26.32' L	410.35
29	6+49	14.0' L	411.36
30	2+66	14.0' R	422.68
31	2+59	14.0' L	422.91

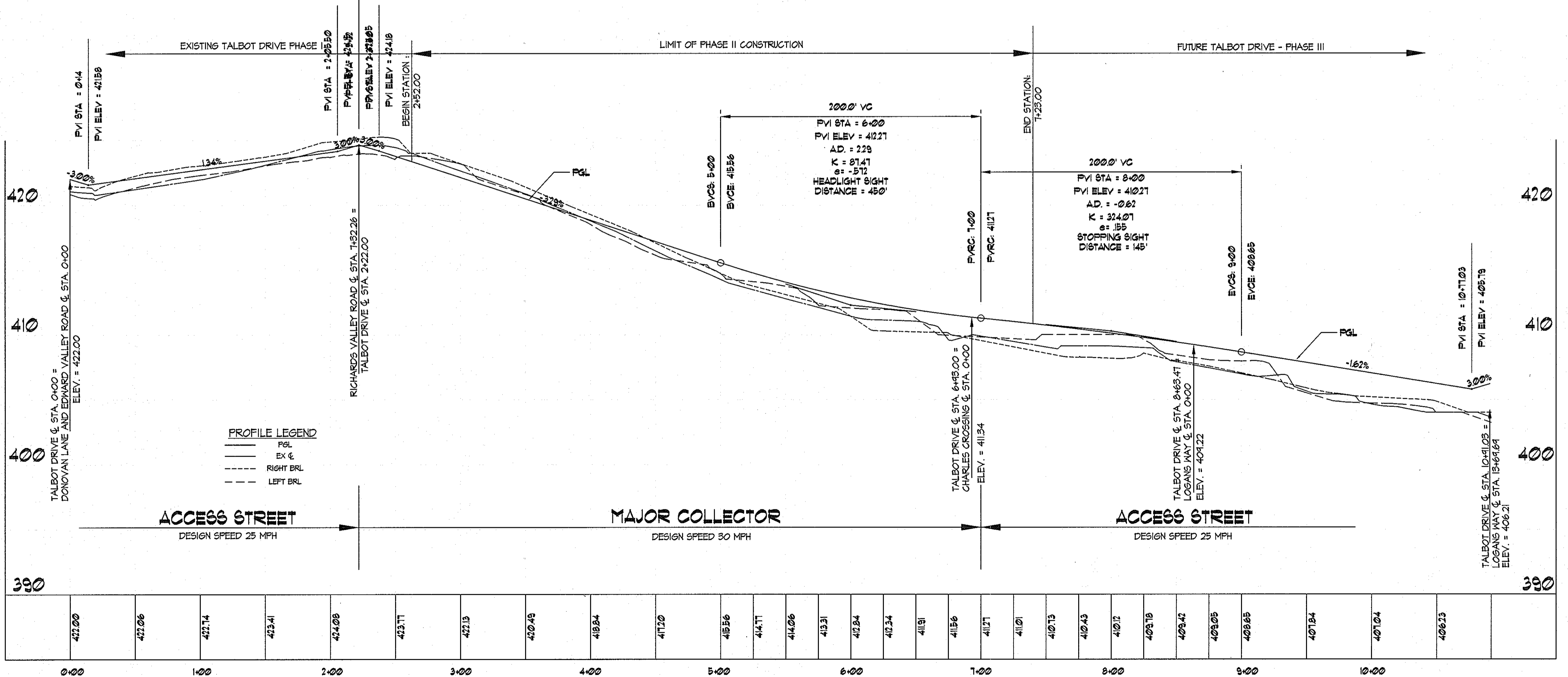
* STATION ALONG CHARLES CROSSING &

△	4+291.07	1' L	416.55
△	4+59.17	23.39' L	416.30
△	4+66.67	24' L	416.28
△	4+70.00	24' L	416.59
△	4+108.17	23.46' L	415.18
△	5+105.67	19' L	414.77



TALBOT DRIVE - PLAN

SCALE: 1" = 50'



TALBOT DRIVE - PROFILE

SCALE: (H) 1" = 50'
(V) 1" = 5'

PROFESSIONAL CERTIFICATION
I hereby certify that these documents 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.: 14491, Expiration Date: May 21, 2008.

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
William J. McCall 9-10-07
Chief, Bureau of Highways

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Conrad Horne 9/13/07
Chief, Division of Land Development

Michael J. ... 9/12/07
Chief, Development Engineering Division

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 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4188

DATE	REVISION	BY	APPR.
5-22-08	Add Entr. To Lot C-135 Rev. 0.00 @ Entr. To Lot C-135	WJS	

PREPARED FOR AND OWNER PARCELS C-70 THRU C-72:
BA WATERLOO TOWNHOMES, LLC
c/o BOZZUTO HOMES, INC.
7850 WALKER DRIVE, SUITE 400
GREENBELT, MARYLAND 20770
ATTN: BOB ANDREWS
301-623-3638

TALBOT DRIVE PLAN AND PROFILE
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, BUILDABLE PARCELS "C-139" & "C-140" AND NON-BUILDABLE PARCEL E
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ELECTION DISTRICT No. 1

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	R-A-15	05071
DATE	TAX MAP - GRID	SHEET
AUGUST, 2007	37-1&2	3 OF 23

OWNER PARCEL "E":
BA WATERLOO CONDOMINIUM, LLC
410 BOZZUTO HOMES, INC.
7850 WALKER DRIVE, SUITE 400
GREENBELT, MARYLAND 20770
ATTN: BOB ANDREWS
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