

GENERAL NOTES

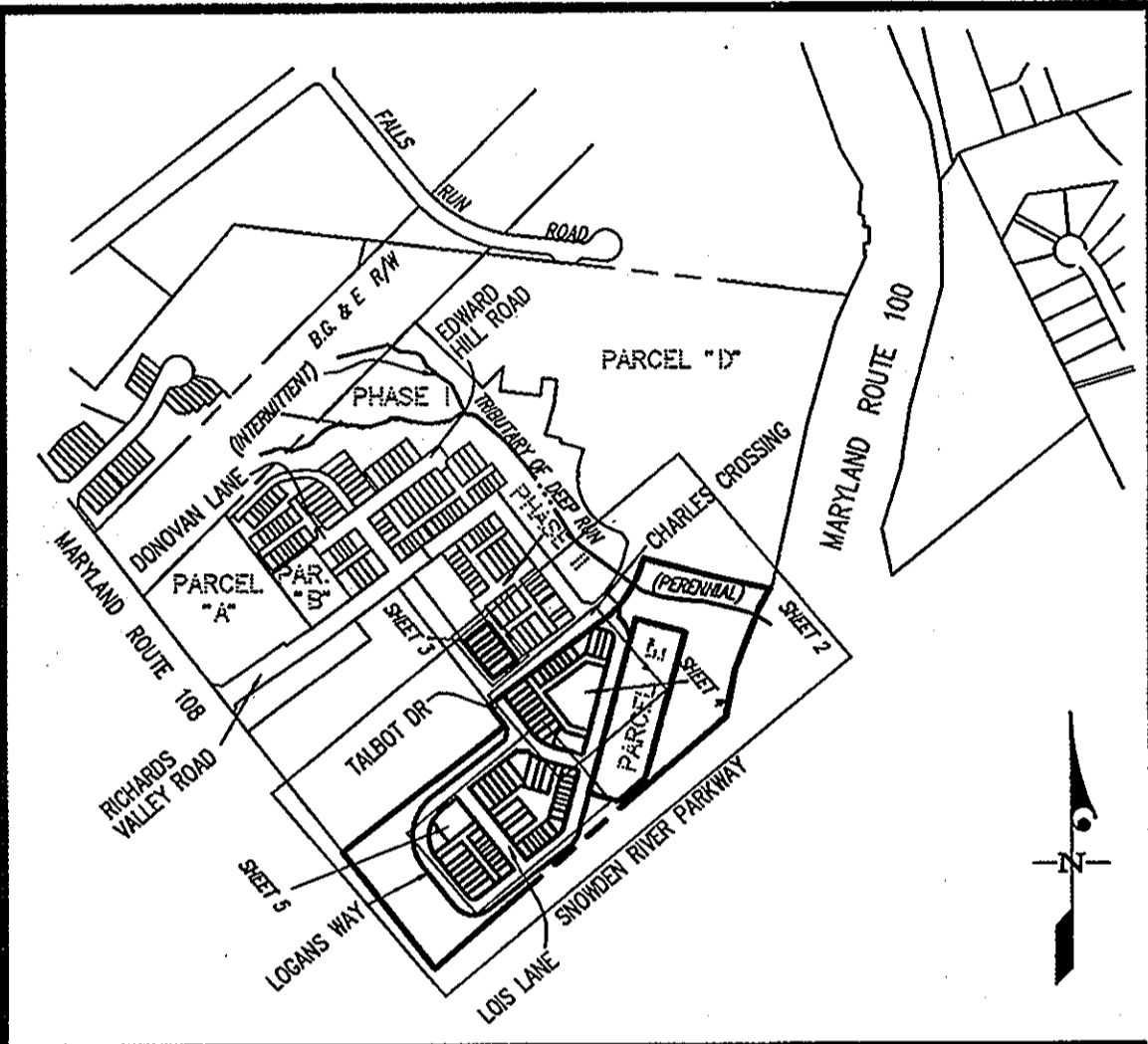
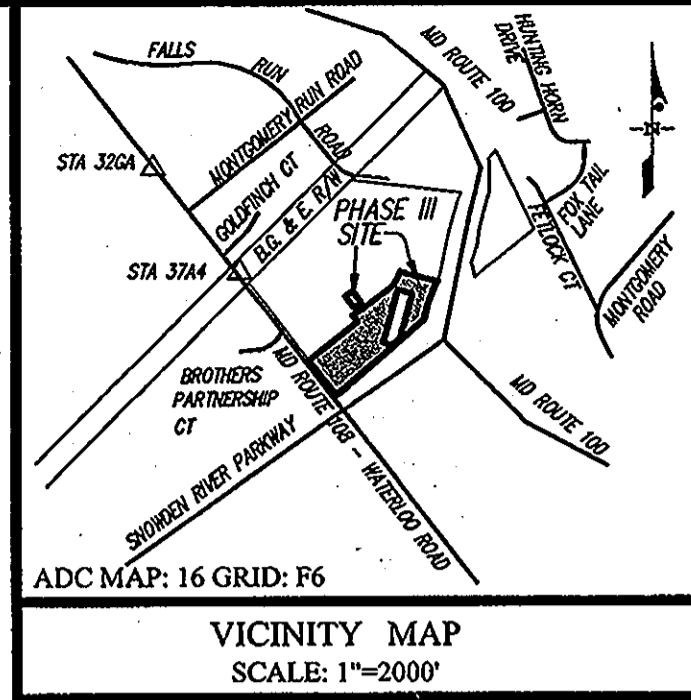
- 4"x4"x36" CONCRETE MONUMENTS SHOWN THUS: □
- IRON PINS SHOWN THUS: ○
- THIS PLAT IS BASED UPON A FIELD RUN BOUNDARY SURVEY PERFORMED ON OR ABOUT MAY, 2003 BY GUTSCHICK, LITTLE & WEBER, P.A.
- SUBJECT PROPERTY IS ZONED RA-15 PER THE 2-2-04 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING REGULATION AMENDMENTS EFFECTIVE 7/28/06.
- SEE DEPARTMENT OF PLANNING & ZONING FILE NUMBERS: S-04-09, WP-04-105(*), P-06-1 (PHASE I), P-06-4 (PHASE II), WP-06-45 (**), F-06-19, F-07-01, F-07-43 & F-07-59.
- COORDINATES BASED ON MD '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 (H25 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 ON WHICH DATE DEVELOPER'S AGREEMENT No. 14-4484-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, WP 04-105, A WAIVER OF SECTION 16.1200.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 DEED 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(i)(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 DEED 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.
- 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.

(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 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 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 FCP, 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 NET EXTENDED DETENTION POND (TYPE P-4). POND 'B' HAS BEEN DESIGNED TO PROVIDE WQ, C_{PM}, 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 (OPEN SPACE LOT C-212), JOINTLY MAINTAINED BY HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS AND THE HOMEOWNER'S ASSOCIATION. STORMWATER MANAGEMENT POND 'C' IS PROVIDED UNDER F-06-19 AND IS A POCKET WETLAND (TYPE W-4). POND 'C' HAS BEEN DESIGNED TO PROVIDE WQ, C_{PM}, 1-YR ATTENUATION, AND SAFE PASSAGE OF THE 100-YR STORM. POND 'C' IS A MD-378 HAZARD CLASS A FACILITY. POND 'C' WILL BE A PUBLIC FACILITY ON HOMEOWNERS ASSOCIATION OWNED PROPERTY (OPEN SPACE LOTS C-211 & C-212), JOINTLY MAINTAINED BY HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS AND THE HOMEOWNER'S ASSOCIATION. THE RECHARGE (REV) REQUIREMENTS PROVIDED BY AN INFILTRATION SYSTEM (REV5 AND REV6), LOCATED ON HOMEOWNERS ASSOCIATION PROPERTY (OPEN SPACE LOT C-212), 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 # D11935723. DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR SHIPLEY'S GRANT COMMUNITY ASSOCIATION, INC. RECORDED IN LIBER 10779 AT FOLIO 671.
- 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-08-006 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 HSDC 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.
- EXISTING PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT SHOWN ON SHEET 2 OF 5 REFER TO PLAT NO. 18736, ORIGINAL RECORDED, FOR DETAILS OF LOCATION & WATER SURFACE ELEVATIONS.

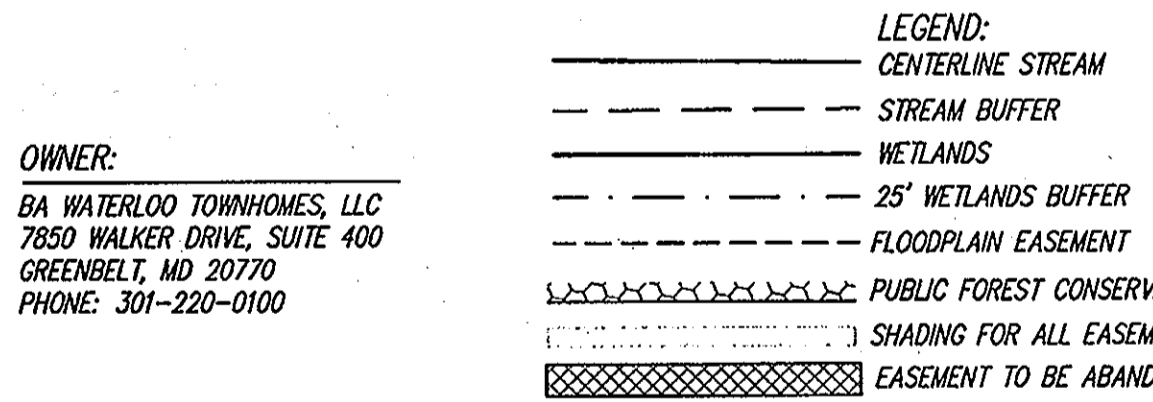


EXISTING FOREST CONSERVATION EASEMENT AREA TABULATION (SEE F-06-19 & F-08-117)

FOREST CONSERVATION EASEMENT (FCE) AREA	1	2(A-D)	3	4	TOTAL
PARCEL WHERE FCE IS LOCATED	C	C	C	C	
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	2.18	0.32	0.46	3.23
FOREST PLANTING AREA WITHIN THE FLOODPLAIN (IN AC.)	N/A	0.14	0.04	0.05	0.23
TOTAL ACREAGE OF AFFORESTATION PROVIDED (IN AC.)	0.27	2.32	0.36	0.51	3.46
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	4.93	0.74	0.57	6.51

TABULATION OF FINAL PLAT - ALL SHEET

1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:	78
2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	65
3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	2.6413 AC.
4. TOTAL NUMBER OF COMMON OPEN SPACE LOT TO BE RECORDED:	3
5. TOTAL AREA OF COMMON OPEN SPACE LOTS TO BE RECORDED:	0.8316 AC.
6. TOTAL NUMBER OF OPEN SPACE LOT TO BE RECORDED:	7
7. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	6.5786 AC.
8. TOTAL NUMBER OF BUILDABLE PARCEL TO BE RECORDED:	0
9. TOTAL AREA OF BUILDABLE PARCEL TO BE RECORDED:	0 AC.
10. TOTAL NUMBER OF NON-BUILDABLE PARCEL TO BE RECORDED:	3
11. TOTAL AREA OF NON-BUILDABLE PARCEL TO BE RECORDED:	0.9063 AC.
12. TOTAL AREA OF ROADWAYS TO BE RECORDED:	2.8964 AC.
13. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	13.8542 AC.



OWNER:
 BA WATERLOO TOWNHOMES, LLC
 7850 WALKER DRIVE, SUITE 400
 GREENBELT, MD 20770
 PHONE: 301-220-0100

OWNER'S DEDICATION
 BA WATERLOO TOWNHOMES, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY JOHN B. SLIDELL, VICE CHAIRMAN, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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 GRANTS 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.

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 RESUBDIVISION OF 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-139" AND "C-140" AS SHOWN ON PLAT OF SUBDIVISION ENTITLED "SHIPLEY'S GRANT, LOTS C-73 THRU C-134, OPEN SPACE LOTS C-135 THRU C-137, COMMON OPEN SPACE LOT C-138, BUILDABLE PARCELS "C-139" AND "C-140" AND RECORDED AS PLAT Nos. 19663 & 19664, 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

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.
 COUNTY HEALTH OFFICER: Peter B. Sideman, 12/10/08
 APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 CHIEF, DEVELOPMENT ENGINEERING DIVISION: [Signature], 11/20/08
 DIRECTOR: Cindy Hunter, 12/3/08

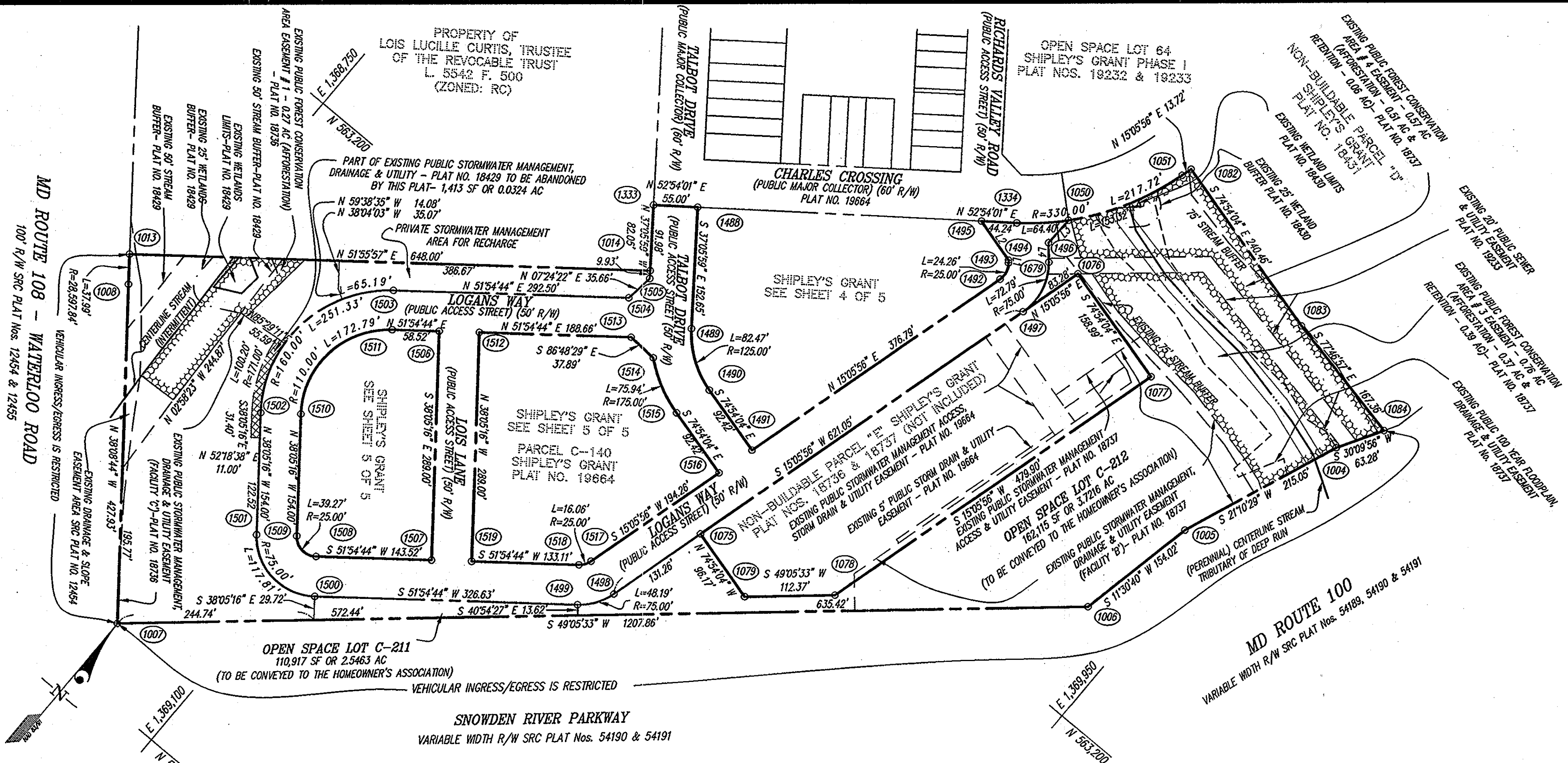
WITNESS OUR HANDS THIS 3 DAY OF October, 2008
 BA WATERLOO TOWNHOMES, LLC
 BY: John B. Slidell, JOHN B. SLIDELL, VICE CHAIRMAN
 ATTEST: [Signature]

RECORDED AS PLAT NUMBER 20342 ON 12/5/08, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND
 SHIPLEY'S GRANT - PHASE III
 LOTS C-141 THRU C-205, OPEN SPACE LOTS C-206 THRU C-212, COMMON OPEN SPACE LOTS C-213 THRU C-215, AND NON-BUILDABLE PARCELS "C-216" THRU "C-218"
 (A RESUBDIVISION OF BUILDABLE PARCELS "C-139" & "C-140", SHIPLEY'S GRANT - PHASE II, PLAT Nos. 19661 THRU 19664)
 1ST ELECTION DISTRICT
 SCALE: AS SHOWN SHEET 1 OF 5
 GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3509 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE MARYLAND 20868
 TEL: 301-421-4024 BALT. 410-880-1820 DC/VA 301-989-2524 FAX: 301-421-4168
 DRAWN BY: [Signature] CHECK BY: [Signature]

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 OCT '08
 DAVID S. WEBER
 PROFESSIONAL LAND SURVEYOR
 MD. REG. NO. 10852
 BA WATERLOO TOWNHOMES, LLC
 John B. Slidell 10/03/08
 JOHN B. SLIDELL, VICE CHAIRMAN

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE BUILDABLE PARCELS "C-139" THRU "C-140", PHASE II TO CREATE LOTS C-141 THRU C-205, OPEN SPACE LOTS C-206 THRU C-212, COMMON OPEN SPACE LOTS C-213 THRU C-215 AND NON-BUILDABLE PARCELS "C-216" THRU "C-218", PHASE III. CREATE NEW PUBLIC EASEMENTS AS SHOWN AND NOTED ON SHEETS 3 THRU 5 AND TO ABANDON PART OF THE EXISTING PUBLIC STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT CREATED BY PLAT NO. 18736 (FACILITY 'C') ON OPEN SPACE LOT C-211 SHEET 2.

L:\CADD\DRAWINGS\030006\PHASE III\PLATS\06002-PH3-RPL1.dwg 9/15/2008 10:43:40 AM EDT



CURVE TABULATION FOR SHEETS 2 & 5 OF 5

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1008-1013	28,597.84'	37.99'	18.99'	37.99'	N 38°06'27" W	00°04'34"
1334-1051	330.00'	217.72'	112.99'	213.79'	N 33°59'58" E	37°48'05"
1489-1490	125.00'	82.47'	42.80'	80.98'	S 56°00'02" E	37°48'05"
1492-1493	25.00'	24.26'	13.18'	23.32'	N 12°42'24" W	55°36'39"
1334-1050	330.00'	64.40'	32.30'	64.30'	N 47°18'33" E	11°10'56"
1679-1497	75.00'	72.79'	39.55'	69.97'	S 12°42'24" E	55°36'39"
1498-1499	75.00'	48.19'	24.96'	47.36'	S 33°30'20" W	36°48'48"
1500-1501	75.00'	117.81'	75.00'	106.07'	N 83°05'16" W	90°00'00"
1502-1503	160.00'	251.33'	160.00'	226.27'	N 06°54'44" E	90°00'00"
1508-1509	25.00'	39.27'	25.00'	35.36'	N 83°05'16" W	90°00'00"
1510-1511	110.00'	172.79'	110.00'	155.56'	N 06°54'44" E	90°00'00"
1514-1515	175.00'	75.94'	38.58'	75.34'	S 62°28'12" E	24°51'44"
1517-1518	25.00'	16.06'	8.32'	15.79'	S 33°30'20" W	36°48'48"

LINE TABLE

LINE	BEARING	LENGTH
L1	N 40°30'43" W	3.36'
L2	N 74°54'04" W	59.17'
L3	S 01°46'29" W	37.16'
L4	S 40°30'43" E	24.50'

OWNER:
 BA WATERLOO TOWNHOMES, LLC
 7850 WALKER DRIVE, SUITE 400
 GREENBELT, MD 20770
 PHONE: 301-623-1525

- TABULATION OF FINAL PLAT - THIS SHEET**
- TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED: 2
 - TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED: 0
 - TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED: 0 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: 2
 - TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED: 6.2679 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: 2.8964 AC.
 - TOTAL AREA OF SUBDIVISION TO BE RECORDED: 9.1643 AC.

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

Bridson for Peter Reilensen 12/01/08
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

[Signature] 11/20/08
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Cindy Haman 12/3/08
 DIRECTOR DATE

OWNER'S DEDICATION
 BA WATERLOO TOWNHOMES, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY JOHN B. SLIDELL, VICE CHAIRMAN, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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 GRANTS 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 3rd DAY OF OCTOBER 2008
 BA WATERLOO TOWNHOMES, LLC
 BY: *John B. Slidell* ATTEST: *Dawn [Signature]*
 JOHN B. SLIDELL, VICE CHAIRMAN

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 RESUBDIVISION OF 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-139" AND "C-140" AS SHOWN ON PLAT OF SUBDIVISION ENTITLED "SHIPLEY'S GRANT, LOTS C-73 THRU C-134, OPEN SPACE LOTS C-135 THRU C-137, COMMON OPEN SPACE LOT C-138, BUILDABLE PARCELS "C-139" AND "C-140" AND RECORDED AS PLAT Nos. 19663 & 19664, 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. Heber 06 OCT '08
 DAVID S. WEBER DATE
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NO. 10852



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. Heber 06 OCT '08
 DAVID S. WEBER DATE
 PROFESSIONAL LAND SURVEYOR
 MD. REG. NO. 10852

BA WATERLOO TOWNHOMES, LLC
John B. Slidell 10/03/08
 JOHN B. SLIDELL, VICE CHAIRMAN DATE

RECORDED AS PLAT NUMBER 20343 ON 12/5/08, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

SHIPLEY'S GRANT - PHASE III
 LOTS C-141 THRU C-205, OPEN SPACE LOTS C-206 THRU C-212, COMMON OPEN SPACE LOTS C-213 THRU C-215, AND NON-BUILDABLE PARCELS "C-216" THRU "C-218"
 (A RESUBDIVISION OF BUILDABLE PARCELS "C-139" & "C-140", SHIPLEY'S GRANT - PHASE II, PLAT Nos. 19661 THRU 19664)

TH 37, GRID 1 & 2, P/O PARCEL 4 HOWARD COUNTY, MARYLAND
 1ST ELECTION DISTRICT SCALE: 1"=100' SHEET 2 OF 5 SEPTEMBER 2008
GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20868
 TEL: 301-421-4024 FAX: 301-421-4188
 DRAWN BY: *PWC* CHECK BY: *SM*

COORDINATE TABLE FOR ALL SHEETS

POINT	NORTHING	EASTING	POINT	NORTHING	EASTING
1004	563677.29	1369995.17	1493	563594.92	1369532.13
1005	563476.76	1369917.49	1494	563597.47	1369529.95
1006	563325.84	1369886.76	1495	563612.88	1369472.82
1007	562534.89	1368973.90	1496	563646.03	1369554.22
1008	562871.43	1368709.58	1497	563559.14	1369585.53
1013	562901.32	1368686.13	1498	562959.53	1369423.76
1014	563300.87	1369196.29	1499	562920.04	1369397.61
1050	563683.17	1369555.37	1500	562718.55	1369140.53
1051	563816.81	1369627.66	1501	562731.31	1369035.24
1075	563086.26	1369457.95	1502	562852.52	1368940.24
1076	563639.54	1369607.22	1503	563077.15	1368967.47
1077	563598.13	1369760.73	1504	563257.59	1369197.69
1078	563134.79	1369635.72	1505	563292.95	1369202.28
1079	563061.21	1369550.79	1506	563073.90	1369044.37
1082	563830.06	1369631.23	1507	562846.43	1369222.65
1083	563767.42	1369863.40	1508	562757.90	1369109.69
1084	563732.00	1370026.97	1509	562762.16	1369074.59
1332	563450.36	1369158.46	1510	562883.36	1368979.59
1333	563366.31	1369146.80	1511	563037.80	1368998.31
1334	563639.57	1369508.11	1512	563104.74	1369083.73
1383	563507.66	1369234.23	1513	563221.12	1369232.21
1467	563627.30	1369143.75	1514	563219.01	1369270.05
1468	563570.00	1369067.98	1515	563184.18	1369336.86
1488	563399.49	1369190.67	1516	563160.11	1369426.08
1489	563277.74	1369282.74	1517	562972.55	1369375.48
1490	563232.46	1369349.88	1518	562959.39	1369366.77
1491	563208.38	1369439.11	1519	562877.28	1369262.00
1492	563572.16	1369537.26	1679	563627.40	1369570.14

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 OCT '09
DAVID S. WEBER DATE
PROFESSIONAL LAND SURVEYOR
MD. REG. NO. 10852

BA WATERLOO TOWNHOMES, LLC
John B. Slidell 10/03/08
JOHN B. SLIDELL, VICE CHAIRMAN DATE

TABULATION OF FINAL PLAT - THIS SHEET

- TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED: 6
- TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED: 6
- TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED: 0.3271 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: 0
- TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED: 0 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 AC.
- TOTAL AREA OF SUBDIVISION TO BE RECORDED: 0.3271 AC.

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

B. Nelson for Peter Beilensen 12/01/08
COUNTY HEALTH OFFICER 30 DATE 08/08

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

William D. ... 11/20/08
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE 8

Cindy ... 12/3/08
DIRECTOR DATE

OWNER'S DEDICATION

BA WATERLOO TOWNHOMES, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY JOHN B. SLIDELL, VICE CHAIRMAN, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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 GRANTS 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 3 DAY OF October, 2008

BA WATERLOO TOWNHOMES, LLC

BY: *John B. Slidell*
JOHN B. SLIDELL, VICE CHAIRMAN
ATTEST: *David S. Weber*

R-A-15 ZONE AREAS

PHASE No.	CO. FILE No.	R-A-15 ZONE AREAS										PUBLIC ROADS	PRIVATE ROADS	GROSS ACREAGE	POR ZONE GROSS ACREAGE			
		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
PHASE I	P-08-001 / P-07-043	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.	66,477 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%)	0.7 AC.	24,800 S.F.	28,248 S.F.	0.3 AC./13,088 S.F.	0.9 AC./40,144 S.F.	0 AC.	2.1 AC.	0.7 AC.	0.00 AC.	0 AC.	
PHASE III	P-07-011 / P-08-006	13.85 AC.	0.50 AC.	13.35 AC.	2.64 AC.	3.5 AC.	5.9 AC. (43%)	0.4 AC.	6.3 AC.	26,000 S.F.	27,618 S.F.	0.7 AC./30,992 S.F.	0 AC./0 S.F.	0 AC.	2.9 AC.	0.8 AC.	0.00 AC.	0 AC.
CUMULATIVE TOTAL		33.29 AC.	1.86 AC.	31.43 AC.	7.13 AC.	8.4 AC.	14.7 AC. (44%)	0.9 AC.	15.6 AC.	72,900 S.F.	113,111 S.F.	1.7 AC./73,181 S.F.	1.8 AC./79,954 S.F.	0 AC.	7.0 AC.	2.4 AC.	4.2 AC.	0 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.
- MINIMUM REQUIRED MIHU'S ARE CALCULATED AS 10% OF THE TOTAL NUMBER OF UNITS.

R-A-15 UNIT TABULATION

PHASE No.	REQUIRED/MAXIMUM R-A-15 UNITS				PROPOSED R-A-15 UNITS			
	NET	MAX NUMBER OF UNITS PERMITTED (15 UNITS/NET AC.)	REQ. MIHU'S @ 10% OF TOTAL UNITS PROP.	STD. SFA UNITS	MIHU'S SFA UNITS	APT. UNITS	TOTAL UNITS	PROPOSED UNIT DENSITY
PHASE I	12.27 AC.	184	6.2	52	10	0	62	5 UNITS / NET AC.
PHASE II	5.81 AC.	87	6.2	58	6	0	62	10.7 UNITS / NET AC.
PHASE III	13.35 AC.	200	6.5	59	6	0	65	4.9 UNITS / NET AC.
31.43 AC.		471	18.9	167	22	0	189	6.0 UNITS / NET AC.

OWNER:

BA WATERLOO TOWNHOMES, LLC
7850 WALKER DRIVE, SUITE 400
GREENBELT, MD 20770
PHONE: 301-623-1525

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 RESUBDIVISION OF 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-139" AND "C-140" AS SHOWN ON PLAT OF SUBDIVISION ENTITLED "SHIPLEY'S GRANT, LOTS C-73 THRU C-134, OPEN SPACE LOTS C-135 THRU C-137, COMMON OPEN SPACE LOT C-138, BUILDABLE PARCELS "C-139" AND "C-140" AND RECORDED AS PLAT Nos. 19663 & 19664, 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 OCT '08
DAVID S. WEBER DATE
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 10852

RECORDED AS PLAT NUMBER 20344 ON 12/5/08, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

SHIPLEY'S GRANT - PHASE III
LOTS C-141 THRU C-205, OPEN SPACE LOTS C-206 THRU C-212, COMMON OPEN SPACE LOTS C-213 THRU C-215, AND NON-BUILDABLE PARCELS "C-216" THRU "C-218"

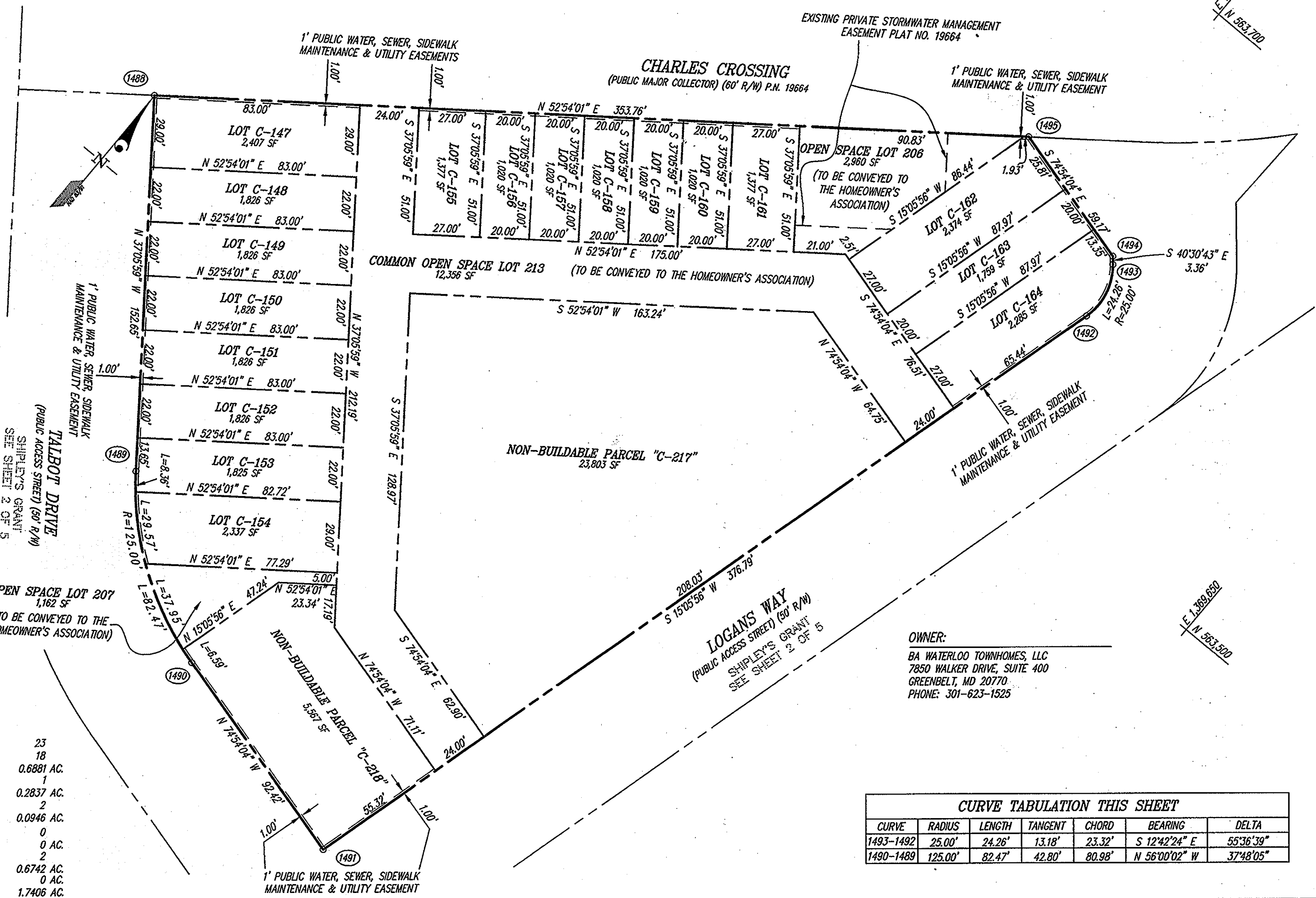
(A RESUBDIVISION OF BUILDABLE PARCELS "C-139" & "C-140", SHIPLEY'S GRANT - PHASE II, PLAT Nos. 19661 THRU 19664)
TM 37, GRID 1 & 2, P/O PARCEL 4 HOWARD COUNTY, MARYLAND
1ST ELECTION DISTRICT SCALE: 1"=30'

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONTOWN, MARYLAND 20886
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-889-2524 FAX: 301-421-4188
DRAWN BY: PWC CHECK BY: SJM

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. Heber 06 OCT. '08
 DAVID S. WEBER
 PROFESSIONAL LAND SURVEYOR
 MD. REG. NO. 10852

John B. Slidell 10/23/08
 JOHN B. SLIDELL, VICE CHAIRMAN



TABULATION OF FINAL PLAT - THIS SHEET

1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:	23
2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	18
3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	0.6881 AC.
4. TOTAL NUMBER OF COMMON OPEN SPACE LOT TO BE RECORDED:	1
5. TOTAL AREA OF COMMON OPEN SPACE LOTS TO BE RECORDED:	0.2837 AC.
6. TOTAL NUMBER OF OPEN SPACE LOT TO BE RECORDED:	2
7. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	0.0946 AC.
8. TOTAL NUMBER OF BUILDABLE PARCEL TO BE RECORDED:	0
9. TOTAL AREA OF BUILDABLE PARCEL TO BE RECORDED:	0 AC.
10. TOTAL NUMBER OF NON-BUILDABLE PARCEL TO BE RECORDED:	2
11. TOTAL AREA OF NON-BUILDABLE PARCEL TO BE RECORDED:	0.6742 AC.
12. TOTAL AREA OF ROADWAYS TO BE RECORDED:	0 AC.
13. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	1.7406 AC.

CURVE TABULATION THIS SHEET

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1493-1492	25.00'	24.26'	13.18'	23.32'	S 12°42'24" E	55°36'39"
1490-1489	125.00'	82.47'	42.80'	80.98'	N 56°00'02" W	37°48'05"

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

Barbara for Peter Beilenson 12/01/08
 COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Chief, Development Engineering Division

Cindy Hunter 12/1/08
 DIRECTOR

OWNER'S DEDICATION

BA WATERLOO TOWNHOMES, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY JOHN B. SLIDELL, VICE CHAIRMAN, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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 GRANTS 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 3 DAY OF October 2008
 BA WATERLOO TOWNHOMES, LLC
 BY John B. Slidell 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 RESUBDIVISION OF 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-139" AND "C-140" AS SHOWN ON PLAT OF SUBDIVISION ENTITLED "SHIPLEY'S GRANT, LOTS C-73 THRU C-134, OPEN SPACE LOTS C-135 THRU C-137, COMMON OPEN SPACE LOT C-138, BUILDABLE PARCELS "C-139" AND "C-140" AND RECORDED AS PLAT Nos. 19663 & 19664, 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. Heber 06 OCT. '08
 DAVID S. WEBER
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NO. 10852



RECORDED AS PLAT NUMBER 20345 ON 12/15/08, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

SHIPLEY'S GRANT - PHASE III
 LOTS C-141 THRU C-205, OPEN SPACE LOTS C-206 THRU C-212, COMMON OPEN SPACE LOTS C-213 THRU C-215, AND NON-BUILDABLE PARCELS "C-216" THRU "C-218"
 (A RESUBDIVISION OF BUILDABLE PARCELS "C-139" & "C-140", SHIPLEY'S GRANT - PHASE II, PLAT Nos. 19661 THRU 19664)

1ST ELECTION DISTRICT
 SCALE: 1"=30'
 SHEET 4 OF 5
 GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3808 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20886
 TEL: 301-421-4024, BAL: 410-880-1820, DC/VA: 301-989-2524 FAX: 301-421-4188
 DRAWN BY: PWC CHECK BY: SJM

L:\CADD\DRAWINGS\03006\PHASE III\PLATS\06002-PH3-RPL-4.dwg 9/15/2008 10:47:56 AM EDT

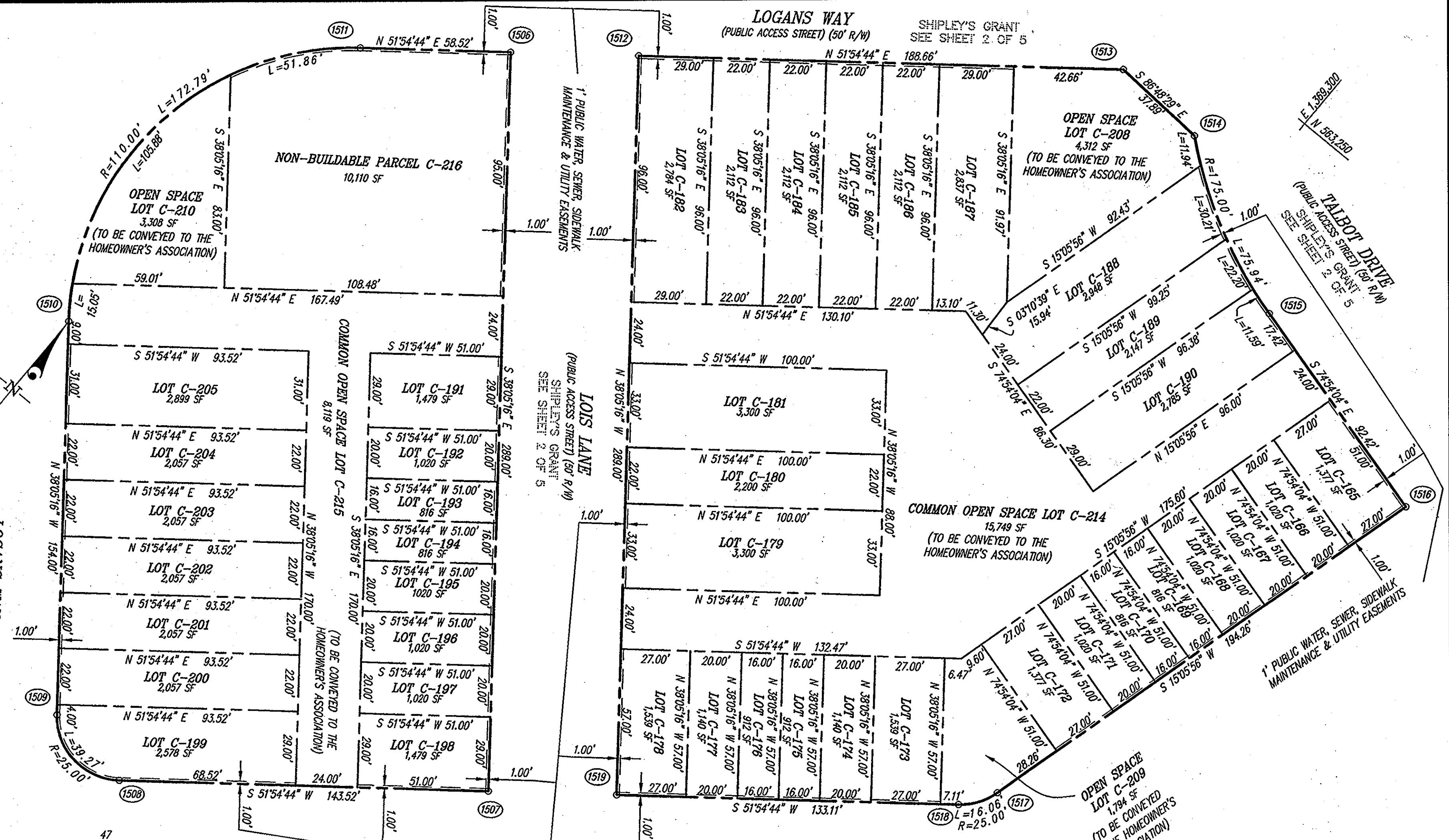
ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

David S. Weber 06 OCT 08
 DAVID S. WEBER DATE
 PROFESSIONAL LAND SURVEYOR
 MD. REG. NO. 10852

BA WATERLOO TOWNHOMES, LLC
John B. Slidell 10/03/08
 JOHN B. SLIDELL, VICE CHAIRMAN DATE

E. 1,389,930
 N. 582,200

LOGANS WAY
 (PUBLIC ACCESS STREET) (50' R/W)
 SHIPLEY'S GRANT
 SEE SHEET 2 OF 5



TABULATION OF FINAL PLAT - THIS SHEET

1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:	47
2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	41
3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	1.6261 AC.
4. TOTAL NUMBER OF COMMON OPEN SPACE LOT TO BE RECORDED:	2
5. TOTAL AREA OF COMMON OPEN SPACE LOTS TO BE RECORDED:	0.5479 AC.
6. TOTAL NUMBER OF OPEN SPACE LOT TO BE RECORDED:	3
7. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	0.2161 AC.
8. TOTAL NUMBER OF BUILDABLE PARCEL TO BE RECORDED:	0
9. TOTAL AREA OF BUILDABLE PARCEL TO BE RECORDED:	0 AC.
10. TOTAL NUMBER OF NON-BUILDABLE PARCEL TO BE RECORDED:	1
11. TOTAL AREA OF NON-BUILDABLE PARCEL TO BE RECORDED:	0.2321 AC.
12. TOTAL AREA OF ROADWAYS TO BE RECORDED:	0 AC.
13. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	2.6222 AC.

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

B. Wilson for Peter Zsilavans 12/01/08
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

John B. Slidell 11/20/08
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Cindy Hamer 12/3/08
 DIRECTOR DATE

OWNER'S DEDICATION

BA WATERLOO TOWNHOMES, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY JOHN B. SLIDELL, VICE CHAIRMAN, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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 GRANTS 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 3 DAY OF OCTOBER, 2008
 BA WATERLOO TOWNHOMES, LLC

John B. Slidell
 JOHN B. SLIDELL, VICE CHAIRMAN

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 RESUBDIVISION OF 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-139" AND "C-140" AS SHOWN ON PLAT OF SUBDIVISION ENTITLED "SHIPLEY'S GRANT, LOTS C-73 THRU C-134, OPEN SPACE LOTS C-135 THRU C-137, COMMON OPEN SPACE LOT C-138, BUILDABLE PARCELS "C-139" AND "C-140" AND RECORDED AS PLAT Nos. 19663 & 19664, 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 OCT 08
 DAVID S. WEBER DATE
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NO. 10852



RECORDED AS PLAT NUMBER 20346 ON 12/5/08, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

SHIPLEY'S GRANT - PHASE III
 LOTS C-141 THRU C-205, OPEN SPACE LOTS C-206 THRU C-212, COMMON OPEN SPACE LOTS C-213 THRU C-215, AND NON-BUILDABLE PARCELS "C-216" THRU "C-218"
 (A RESUBDIVISION OF BUILDABLE PARCELS "C-139" & "C-140", SHIPLEY'S GRANT - PHASE II, PLAT Nos. 19661 THRU 19664)

1ST ELECTION DISTRICT SHEET 5 OF 5
 TM 37, GRID 1 & 2, P/O PARCEL 4 HOWARD COUNTY, MARYLAND SEPTEMBER 2008

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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 DRAWN BY: *PWC* CHECK BY: *SSM*