

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), P-07-17 (PHASE III), P-09-01 (PHASE IV), P-09-02 (PHASE V), P-10-04 (PHASE VI), WP-06-45, F-06-19, F-07-01, F-07-43, F-07-59, F-08-006, F-09-88, F-10-48, F-10-60, WP-10-107, F-10-90 & WP-11-04.
- COORDINATES BASED ON NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION Nos. 316A - N 564,925.8221 E, 1,367,067.7073 AND 374A - N 563,835.9110 E, 1,367,971.6500.
- 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 15% 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 JULY 27, 2010 ON WHICH DATE DEVELOPER'S AGREEMENT NO. 14-4609-D WAS FILED AND ACCEPTED.
- 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 16.120.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.
- 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 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 P-06-45 EXHIBIT OF 2/2/06.

TABULATION OF FINAL PLAT - ALL SHEETS

1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:	55
2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	51
3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	2,185.9 AC.
4. TOTAL NUMBER OF NON-BUILDABLE LOTS TO BE RECORDED:	0
5. TOTAL AREA OF NON-BUILDABLE LOTS TO BE RECORDED:	0 AC.
6. TOTAL NUMBER OF COMMON OPEN SPACE LOTS TO BE RECORDED:	1
7. TOTAL AREA OF COMMON OPEN SPACE LOTS TO BE RECORDED:	0.1267 AC.
8. TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	2
9. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	0.0437 AC.
10. TOTAL NUMBER OF BUILDABLE PARCELS TO BE RECORDED:	1
11. TOTAL AREA OF BUILDABLE PARCELS TO BE RECORDED:	1,864.8 AC.
12. TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED:	0
13. TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED:	0 AC.
14. TOTAL AREA OF ROADWAYS TO BE RECORDED:	0 AC.
15. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	4,221.1 AC.

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

Paul Clark COUNTY HEALTH OFFICER 10/3/2011 DATE

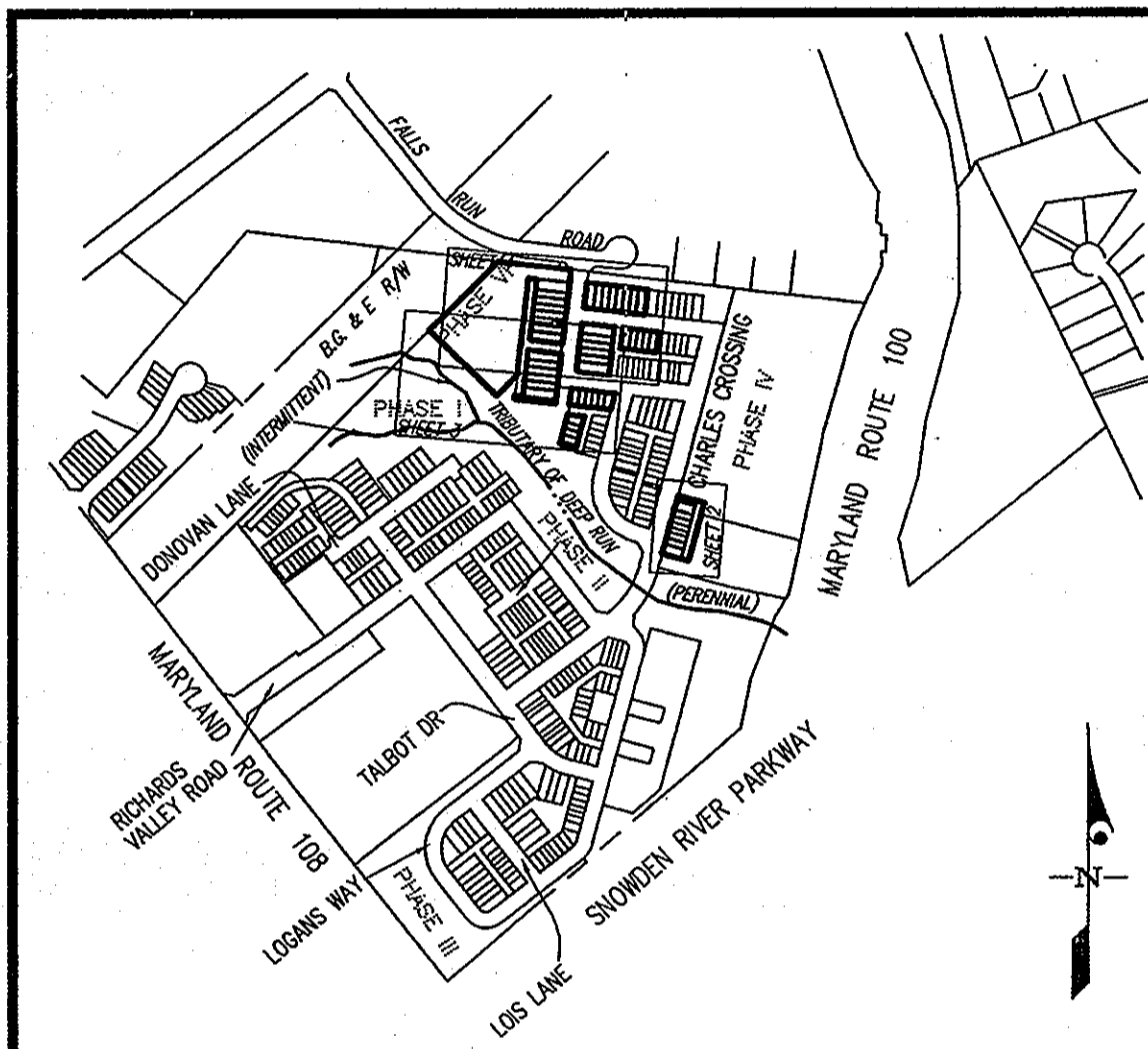
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Paul Clark CHIEF, DEVELOPMENT ENGINEERING DIVISION 7/16/11 DATE

Paul Clark DIRECTOR 10/11/11 DATE

(GENERAL NOTES CONTINUED)

- 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 FOREST CONSERVATION EASEMENTS HAS BEEN ESTABLISHED UNDER F-06-19, F-09-88 AND F-10-60 TO FULFILL THE REQUIREMENTS OF SECTION 16.120 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. THE EASEMENT FOR 2.13 ACRES OF AFFORESTATION FOREST CONSERVATION AREA EASEMENT# 5 HAS BEEN ESTABLISHED UNDER F-09-88. 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.
- TO FULFILL THE FOREST CONSERVATION REQUIREMENTS OF THIS SITE, AT LEAST 1.48 ACRES OF RETENTION AND 7.04 ACRES OF AFFORESTATION ARE REQUIRED. THIS REQUIREMENT IS ADDRESSED BY PROVIDING 1.48 ACRES OF ON-SITE NET TRACT FOREST RETENTION, 5.74 ACRES OF ON-SITE AFFORESTATION AND 1.30 ACRES OF OFF-SITE AFFORESTATION. THE 5.74 ACRES OF ON-SITE AFFORESTATION IS HEREBY REDUCED TO 5.68 ACRES AS A RESULT OF A REVISION TO REDUCE THE AREA OF FOREST CONSERVATION EASEMENT NO. 2A (CURRENTLY EASEMENT 2E), REDUCE THE AREA OF FOREST CONSERVATION EASEMENT NO. 4 (CURRENTLY EASEMENT 4A, 4B, 4C, AND 4D) AND CORRECT THE AFFORESTATION AREA WITHIN FOREST CONSERVATION EASEMENT NO. 3. AN ABANDONMENT FEE WAS REQUIRED FOR THE 0.08 ACRE OF ABANDONED AFFORESTATION IN THE EXISTING FOREST CONSERVATION EASEMENT. NO ABANDONMENT FEE WAS REQUIRED FOR THE 0.01 ACRE OF NON-CREDITED RETENTION REMOVED FROM EASEMENT NO. 4. THE ABANDONMENT FEE OF \$3,267.00 WAS PAID TO THE HOWARD COUNTY FOREST CONSERVATION FUND. THE 1.30 ACRES OF OFF-SITE AFFORESTATION IS PROVIDED BY AN APPROVED FOREST CONSERVATION PLAN AND PLAT OF FOREST CONSERVATION EASEMENT (F-11-026FC) ENTITLED HOBART MULLINEUX PROPERTY AND RECORDED CONCURRENT WITH THIS PLAT. SURETY IN THE AMOUNT OF \$28,314.00 HAS BEEN POSTED AS A PART OF THE F-11-026 DPW DEVELOPER'S AGREEMENT FOR OFF-SITE 1.30 AC. AFFORESTATION. FCE #3 LOCATED ON THE HOBART MULLINEUX PROPERTY, TM PARCEL 15, TM 6, GRID 8, AS SHOWN ON F-11-126FC.



SHEET INDEX
1"=600'

- LEGEND:
- CENTERLINE STREAM
 - STREAM BUFFER
 - WETLANDS
 - 25' WETLANDS BUFFER
 - FLOODPLAIN EASEMENT
 - PUBLIC FOREST CONSERVATION EASEMENT
 - SHADING FOR ALL EASEMENTS

(GENERAL NOTES CONTINUED)

- 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-2). POND 'B' HAS BEEN DESIGNED TO PROVIDE WQ, C_{pv}, 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 'D' IS PROVIDED UNDER F-09-88 AND IS A WET EXTENDED DETENTION POND (TYPE P-2). POND 'D' HAS BEEN DESIGNED TO PROVIDE WQ, C_{pv}, 1-YR ATTENUATION, AND SAFE PASSAGE OF THE 100-YR STORM. POND 'D' IS A MD-378 HAZARD CLASS A FACILITY. FACILITY 'D' WILL BE A PUBLIC FACILITY ON HOMEOWNERS ASSOCIATION OWNED PROPERTY (OPEN SPACE LOT D-1), JOINTLY MAINTAINED BY HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS AND THE HOMEOWNER'S ASSOCIATION. THE RECHARGE (REV) REQUIREMENTS PROVIDED FOR PARCEL D WILL BE PROVIDED BY RECHARGE TRENCHES DESIGNED IN THE SDP FOR PARCEL D-2.
- 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 AND F-10-48 WHERE THESE PRIVATE FACILITIES ARE SHOWN, IF ANY.
- 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)(ii). THIS "GRAND FATHERING" POLICY DECISION WAS BASED ON THE EARLIER APPROVALS OF THE RELATED SKETCH AND PRELIMINARY PLANS FOR THIS SUBDIVISION/PROJECT.
- ON MARCH 16, 2010, WP 10-107, GRANTED A WAIVER OF SECTION 16.116.(c)(2)(i) AND (ii), TO BE PERMITTED TO CLEAR AND GRADE WITHIN THE 50' AND 75' STREAM BUFFERS AS SHOWN ON THE WP-10-107 EXHIBIT/PLAN. SUBJECT TO THE FOLLOWING CONDITIONS IN THE APPROVAL LETTER:
 - THE STREAM BUFFER AREAS CLEARED AND GRADED PER THIS PETITION APPROVAL:
 - SHALL NOT EXCEED THE LIMITS SHOWN ON THE WP-10-107 EXHIBIT/PLAN, AND;
 - SHALL BE AFFORESTED IN ACCORDANCE WITH THE F-06-19 FOREST CONSERVATION PLAN.
 - THE F-10-48 ROAD PLANS SHALL BE REVISED:
 - PER THE DED COMMENT #1 DATED 03/02/10.
 - TO PROVIDE A SSF OR TPF ALONG THE LOD WHERE IT IS LOCATED WITHIN THE STREAM BUFFERS.
- ON JULY 27, 2010, WP 11-04, GRANTED A WAIVER OF SECTION 16.144.(c)(1) AND (2), AND A 60 DAY EXTENSION FROM THE DEADLINE DATE OF JULY 14, 2010 UNTIL SEPTEMBER 12, 2010 TO EXECUTE THE REQUIRED DEVELOPER'S AGREEMENT(S), PAY ALL REQUIRED FEES, AND POST ALL REQUIRED SURETIES FOR F-10-48, SHIPLEY'S GRANT, PHASE V AND P/O PHASE I, A RESUB. SUBJECT TO THE FOLLOWING CONDITIONS IN THE APPROVAL LETTER:
 - THE REQUIRED F-10-48 DEVELOPER'S AGREEMENT(S) SHALL BE EXECUTED, ALL REQUIRED F-10-48 SURETIES SHALL BE POSTED BY THE EXTENDED DEADLINE DATE SEPTEMBER 12, 2010, OR THE F-10-48 PLAN/PLAT SHALL BECOME NULL AND VOID, WILL LOSE ITS TENTATIVE HOUSING UNIT ALLOCATIONS, AND ALL PREVIOUS APPROVALS WILL BE RESCINDED, IN ACCORDANCE WITH SUBDIVISION SECTION 16.144.
 - THE F-10-48 PLAT ORIGINALS SHALL BE SUBMITTED FOR SIGNATURE PROCESSING AND RECORDING BY THE DEADLINE DATE OF SEPTEMBER 12, 2010, OR THE F-10-48 PLAN/PLAT SHALL BECOME NULL AND VOID, WILL LOSE ITS TENTATIVE HOUSING UNIT ALLOCATIONS, AND ALL PREVIOUS APPROVALS WILL BE RESCINDED, IN ACCORDANCE WITH SUBDIVISION SECTION 16.144.

EXISTING FOREST CONSERVATION EASEMENT AREA TABULATION (SEE F-06-19, F-08-117 & F-10-60)

FOREST CONSERVATION EASEMENT (FCE) AREA	1	2(B-E)	3	4(A-D)	5	TOTAL
PARCEL WHERE FCE IS LOCATED	LOT C-211	LOT C-64	LOT C-212	LOT C-212	PAR D-2/ LOT D-68	
CREDITED FOREST RETENTION AREA ON NET TRACT (IN AC.)	N/A	1.40	0.08	N/A	N/A	1.48
NON-CREDITED FOREST RETENTION AREA IN FLOODPLAIN (IN AC.)	N/A	1.21	0.28	0.05	N/A	1.54
FOREST PLANTING AREA OUTSIDE THE FLOODPLAIN (IN AC.)	0.27	2.24	0.34	0.47	2.13	5.45
FOREST PLANTING AREA WITHIN THE FLOODPLAIN (IN AC.)	N/A	0.14	0.06	0.03	N/A	0.23
TOTAL ACREAGE OF AFFORESTATION PROVIDED (IN AC.)	0.27	2.38	0.40	0.50	2.13	5.68
NATURAL REGENERATION AREA (IN AC.)	N/A	N/A	N/A	N/A	N/A	N/A
MINIMUM TOTAL AREA IN CONSERVATION EASEMENT (IN AC.)	0.27	4.99	0.76	0.55	2.13	8.70

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

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE NON-BUILDABLE PARCEL "D-3", PHASE IV AND NON-BUILDABLE PARCELS "D-73" THRU "D-80", PHASE V TO CREATE LOTS D-81 THRU D-131, OPEN SPACE LOTS D-132 & D-133, COMMON OPEN SPACE LOT D-134 AND BUILDABLE PARCEL "D-80", PHASE VI.

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 MANAGEMENT, LLC TO BA WATERLOO, LLC, BY DEED DATED JULY 19, 2007 AND RECORDED IN LIBER 10800 AT FOLIO 72; ALSO BEING A RESUBDIVISION OF NON-BUILDABLE PARCEL "D-3" AS SHOWN ON PLAT OF SUBDIVISION ENTITLED "SHIPLEY'S GRANT - PHASE IV, LOTS C-219 THRU C-225, C-227 THRU C-236, PARCELS "D-2" AND "E-1", OPEN SPACE LOTS C-237, D-1, E-2 & E-3 AND NON-BUILDABLE PARCELS "D-3", "D-4" AND NON-BUILDABLE LOT C-226" AND RECORDED AS PLAT NO. 21017 AND ALSO BEING A RESUBDIVISION OF NON-BUILDABLE PARCELS "D-73" THRU "D-80" AS SHOWN ON PLAT OF SUBDIVISION ENTITLED "SHIPLEY'S GRANT - PHASE V, LOTS C-226, D-5 THRU D-62, OPEN SPACE LOTS D-63 THRU D-68, COMMON OPEN AREA LOTS D-69 THRU D-72 AND NON-BUILDABLE PARCELS "D-73" THRU "D-80" AND RECORDED AS PLAT NOS. 21320 THRU 21322; 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 11 AUG 2011 DATE
DAVID S. WEBER
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 10852 (EXP. DATE: 04/05/2012)



OWNER'S DEDICATION

BA WATERLOO, 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 27 DAY OF JULY, 2011
BA WATERLOO, LLC
John B. Slidell JOHN B. SLIDELL, VICE CHAIRMAN
ATTEST: *David S. Weber*

RECORDED AS PLAT NUMBER 21719 ON 10/11/11, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

SHIPLEY'S GRANT - PHASE VI
LOTS D-81 THRU D-131, OPEN SPACE LOTS D-132 & D-133, COMMON OPEN SPACE LOT D-134 AND BUILDABLE PARCEL "D-80"
(A RESUBDIVISION OF NON-BUILDABLE PARCEL "D-3", SHIPLEY'S GRANT - PHASE IV, PLAT NO. 21017 AND NON-BUILDABLE PARCELS "D-73" THRU "D-80", SHIPLEY'S GRANT - PHASE V, PLAT NOS. 21320 THRU 21322)
1ST ELECTION DISTRICT SCALE: AS SHOWN SHEET 1 OF 4
HOWARD COUNTY, MARYLAND JULY 2011

GLW GUTSCHICK 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: 301-889-2524 FAX: 301-421-4186
DRAWN BY: *pwc* CHECK BY: *tw*

DEVELOPMENT TRACKING CHART AND SITE ANALYSIS

PHASE No.	CO. FILE No.	R-A-15 ZONE AREAS											B-1 ZONE		POR ZONE			
		GROSS	100 YR. FLOOD PLAIN	NET	SFA LOTS	MIN. REQ'D. O/S ¹	CREDITED O/S PROX. 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
PHASE I	F 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.	57,245 S.F.	0.7 AC./29,612 S.F.	0.9 AC./40,551 S.F.	0 AC.	2.0 AC.	0.9 AC.	4.2 AC.*	0 AC.
PHASE II	F 07-059	5.81 AC.	0 AC.	5.81 AC.	2.35 AC.	1.5 AC.	0.6 AC. (10%)	0.1 AC.	0.7 AC.	24,800 S.F.	28,248 S.F.	0.3 AC./13,068 S.F.	0.9 AC./40,144 S.F.	0 AC.	2.1 AC.	0.7 AC.	0 AC.	0 AC.
PHASE III	F 08-006	12.94 AC.	0.50 AC.	12.44 AC.	2.64 AC.	3.5 AC.	5.9 AC. (46%)	0.4 AC.	6.6 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 AC.	0 AC.
PHASE IV	F 09-088	5.77 AC.	0 AC.	5.77 AC.	0.64 AC.	1.4 AC.	1.9 AC. (33%)	0.1 AC.	2.0 AC.	26,000 S.F.	15,852 S.F.	0.3 AC./12,567 S.F.	0.2 AC./6,582 S.F.	1.8 AC.	1.4 AC.	0 AC.	0 AC.	6.6 AC.
PHASE V	F 10-048	5.50 AC.	0 AC.	5.50 AC.	2.09 AC.	1.4 AC.	0.5 AC. (9%)	0.1 AC.	0.6 AC.	23,600 S.F.	0 S.F.	0.3 AC./12,197 S.F.	0 AC./0 S.F.	0 AC.	1.9 AC.	0.9 AC.	0 AC.	0 AC.
PHASE VI	F 11-026	4.21 AC.	0 AC.	4.21 AC.	2.21 AC.	1.1 AC.	0 AC.	0 AC.	0 AC.	33,200 S.F.	15,917 S.F.	0.2 AC./9,169 S.F.	0 AC./0 S.F.	1.9 AC.	0 AC.	0.1 AC.	0 AC.	0 AC.
CUMULATIVE TOTAL		47.86 AC.	1.86 AC.	46.00 AC.	12.08 AC.	12.0 AC.	17.1 AC. (39%)	1.1 AC.	18.5 AC.	158,400 S.F.	144,880 S.F.	2.4 AC./104,544 S.F.	2.0 AC./87,277 S.F.	3.7 AC.	10.3 AC.	3.4 AC.	4.2 AC.	6.6 AC.

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

DEVELOPMENT TRACKING CHART AND SITE ANALYSIS 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.

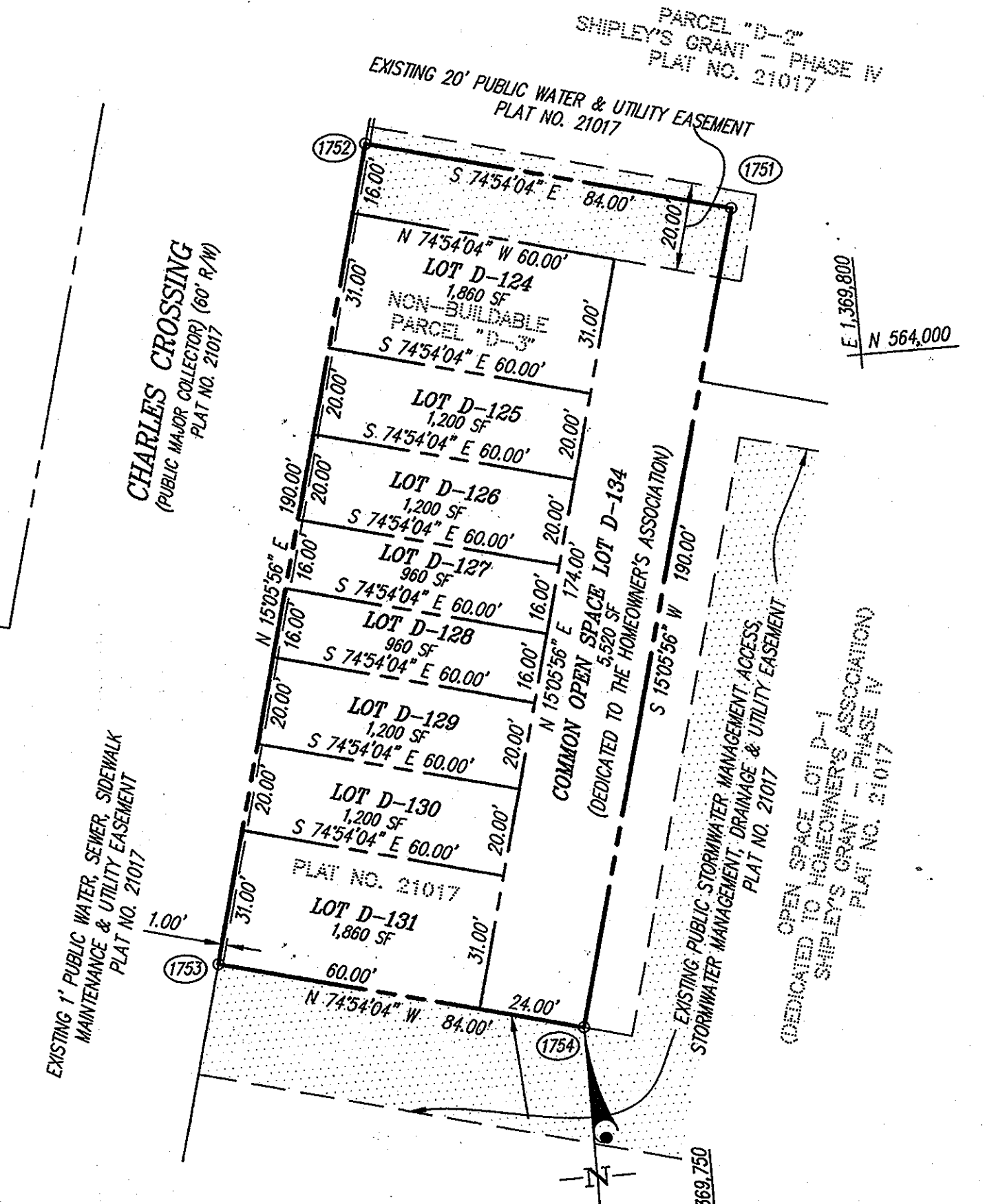
PHASE No.	MAX. NO. OF UNITS PERMITTED		PROPOSED R-A-15 UNITS						MODERATE INCOME HOUSING UNITS	
	NET	MAX. UNIT DENSITY (15 UNITS/NET AC.)	STD. SFA UNITS	MIHU SFA UNITS	APT. UNITS	MIHU APT UNITS	TOTAL UNITS	PROPOSED UNIT DENSITY	REQUIRED MIHU'S @ 10% ⁵	PROPOSED MIHU'S
PHASE I	12.27 AC.	184	52	10	0	0	62	5.1 UNITS / AC.	6	10
PHASE II	5.81 AC.	87	56	6	0	0	62	10.6 UNITS / AC.	6	6
PHASE III	12.44 AC.	194	59	6	0	0	65	5.0 UNITS / AC.	7	6
PHASE IV	5.77 AC.	86	17	0	44	4	65	11.3 UNITS / AC.	7	4
PHASE V	5.50 AC.	82	51	8	0	0	59	10.7 UNITS / AC.	6	8
PHASE VI	4.21 AC.	63	49	2	28	4	83	19.7 UNITS / AC.	9	6
46.00 AC.		690	284	32	72	8	396	8.6 UNITS / AC.	40	40

COORDINATE TABLE FOR ALL SHEETS

POINT	NORTHING	EASTING	POINT	NORTHING	EASTING
1012	564794.95	1369135.19	1844	564569.24	1369633.46
1030	564576.84	1368819.29	1845	564505.20	1369625.80
1031	564370.61	1369127.64	1890	564342.76	1369354.32
1032	564436.19	1369192.56	1891	564327.24	1369484.23
1033	564360.15	1369183.47	1896	564305.01	1369400.55
1034	564345.08	1369309.58	1908	564311.12	1369349.37
1036	564393.40	1369360.37	1917	564768.08	1369360.11
1038	564219.93	1369324.77	1919	564741.44	1369229.03
1039	564206.65	1369374.01	1920	564738.59	1369252.86
1751	564035.69	1369773.72	1921	564545.37	1369234.81
1752	564057.57	1369692.62	1922	564533.74	1369332.12
1753	563874.13	1369643.12	1923	564501.97	1369328.32
1754	563852.25	1369724.22	1924	564514.19	1369226.05
1758	564445.00	1369383.62	1925	564369.22	1369208.73
1759	564377.00	1369497.65	1927	564726.92	1369409.58
1760	564453.53	1369376.92	1933	564704.38	1369598.24
1761	564597.83	1369394.16	1934	564624.94	1369588.75
1767	564585.62	1369496.43	1937	564372.06	1369184.90
1768	564647.48	1369400.09	1938	564550.92	1369230.44
1837	564582.77	1369520.26	2103	564593.60	1369211.37
1838	564518.72	1369512.61	2104	564623.04	1368965.02
1843	564433.70	1369478.28			

TABULATION OF FINAL PLAT - THIS SHEET

- TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED: 9
- TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED: 8
- TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED: 0.2397 AC.
- TOTAL NUMBER OF NON-BUILDABLE LOTS TO BE RECORDED: 0
- TOTAL AREA OF NON-BUILDABLE LOTS TO BE RECORDED: 0 AC.
- TOTAL NUMBER OF COMMON OPEN AREA LOTS TO BE RECORDED: 1
- TOTAL AREA OF COMMON OPEN AREA LOTS TO BE RECORDED: 0.1267 AC.
- TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED: 0
- TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED: 0 AC.
- TOTAL NUMBER OF BUILDABLE PARCELS TO BE RECORDED: 0
- TOTAL AREA OF BUILDABLE PARCELS TO BE RECORDED: 0 AC.
- TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED: 0
- TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED: 0 AC.
- TOTAL AREA OF ROADWAYS TO BE RECORDED: 0 AC.
- TOTAL AREA OF SUBDIVISION TO BE RECORDED: 0.3664 AC.



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 11 AUG 2011
 DAVID S. WEBER DATE
 PROFESSIONAL LAND SURVEYOR
 MD. REG. NO. 10852 (EXP. DATE: 04/05/2012)

John B. Slidell 7/27/2011
 JOHN B. SLIDELL, VICE CHAIRMAN DATE

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

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.
 [Signature] 10/3/2011
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 [Signature] 9/16/11
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 10/11/11
 DIRECTOR DATE

OWNER'S DEDICATION

BA WATERLOO, 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 27 DAY OF JULY, 2011
 [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 MANAGEMENT, LLC TO BA WATERLOO, LLC, BY DEED DATED JULY 19, 2007 AND RECORDED IN LIBER 10800 AT FOLIO 72; ALSO BEING A RESUBDIVISION OF NON-BUILDABLE PARCELS "D-3" AS SHOWN ON PLAT OF SUBDIVISION ENTITLED "SHIPLEY'S GRANT - PHASE IV, LOTS C-219 THRU C-225, C-227 THRU C-236, PARCELS "D-2" AND "E-1", OPEN SPACE LOTS C-237, D-1, E-2 & E-3 AND NON-BUILDABLE PARCELS "D-3", "D-4" AND NON-BUILDABLE LOT C-226" AND RECORDED AS PLAT NO. 21017 AND ALSO BEING A RESUBDIVISION OF NON-BUILDABLE PARCELS "D-73" THRU "D-80" AS SHOWN ON PLAT OF SUBDIVISION ENTITLED "SHIPLEY'S GRANT - PHASE V, LOTS C-226, D-5 THRU D-62, OPEN SPACE LOTS D-63 THRU D-68, COMMON OPEN AREA LOTS D-69 THRU D-72 AND NON-BUILDABLE PARCELS "D-73" THRU "D-80" AND RECORDED AS PLAT NOS. 21320 THRU 21322; 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 11 AUG 2011
 DAVID S. WEBER DATE
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NO. 10852 (EXP. DATE: 04/05/2012)



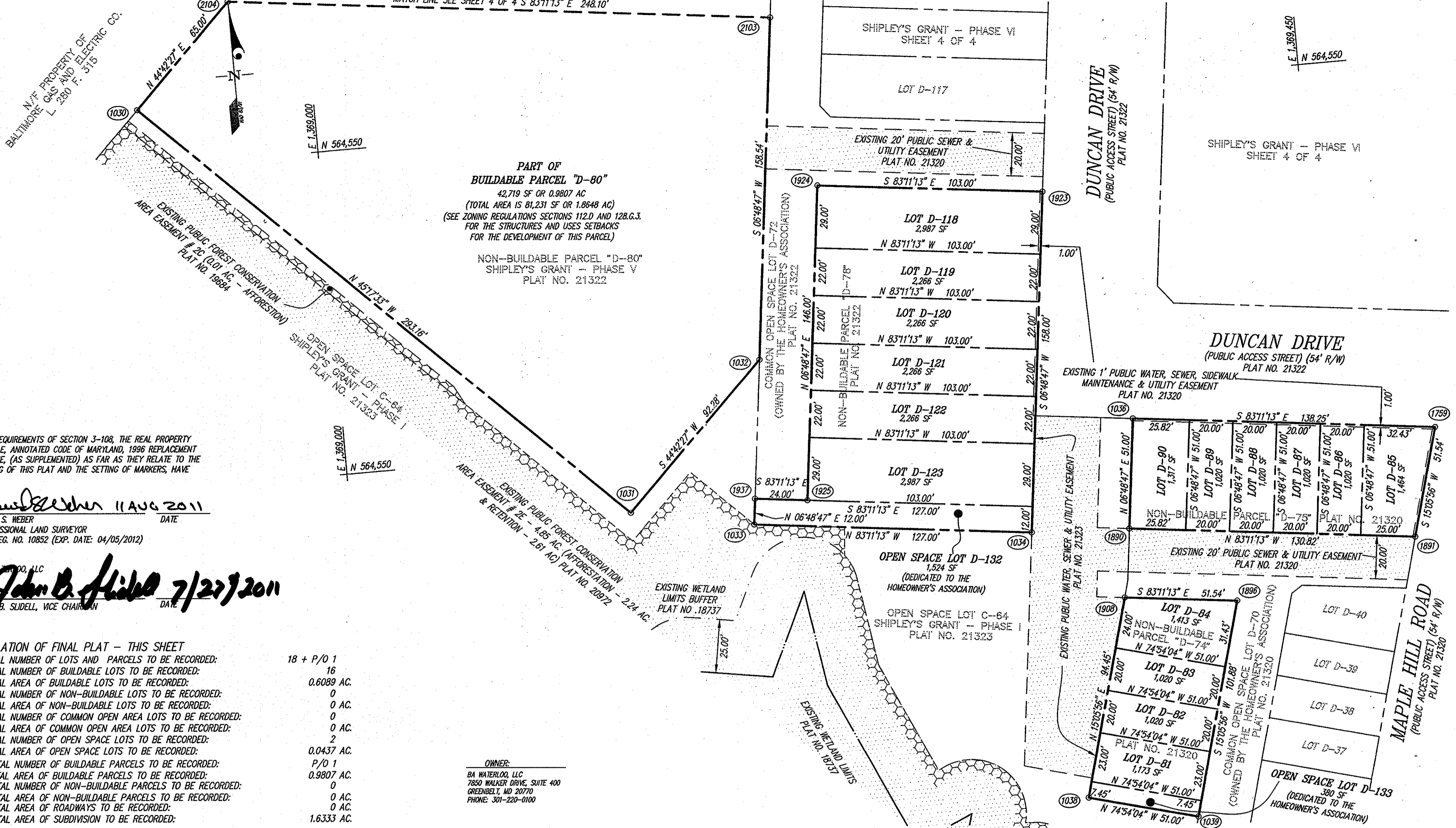
RECORDED AS PLAT NUMBER _____ ON _____, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

SHIPLEY'S GRANT - PHASE VI
 LOTS D-81 THRU D-131, OPEN SPACE LOTS D-132 & D-133, COMMON OPEN SPACE LOT D-134 AND BUILDABLE PARCEL "D-80"
 (A RESUBDIVISION OF NON-BUILDABLE PARCEL "D-3", SHIPLEY'S GRANT - PHASE IV, PLAT NO. 21017 AND NON-BUILDABLE PARCELS "D-73" THRU "D-80", SHIPLEY'S GRANT - PHASE V, PLAT NOS. 21320 THRU 21322)
 1ST ELECTION DISTRICT TM 37, GRID 1 & 2, P/O PARCEL 4 HOWARD COUNTY, MARYLAND
 SCALE: 1"=30' SHEET 2 OF 4
 JULY 2011

GLW GUTSCHICK 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: 301-421-4186
 DRAWN BY: PWC CHECK BY: [Signature]

S:\Survey Drawings\030605\09002-PHASE VI\PLATS\09002-PH6-RPL2.dwg PLOTTED: 7/23/2011 1:02 PM, LAST SAVED: 7/22/2011 11:21 AM, PLOTTED BY: Paul Clark

MATCH LINE SEE SHEET 4 OF 4 S 83°11'13" E 248.10'



PART OF BUILDABLE PARCEL "D-80"
42,719 SF OR 0.9807 AC
(TOTAL AREA IS 81,231 SF OR 1.8648 AC)
(SEE ZONING REGULATIONS SECTIONS 112.D AND 128.G.3 FOR THE STRUCTURES AND USES SETBACKS FOR THE DEVELOPMENT OF THIS PARCEL)

NON-BUILDABLE PARCEL "D-80"
SHIPLEY'S GRANT - PHASE V
PLAT NO. 21322

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

David S. Weber 11 AUG 2011
DAVID S. WEBER DATE
PROFESSIONAL LAND SURVEYOR
MD. REG. NO. 10852 (EXP. DATE: 04/05/2012)

John B. Slidell 7/27/2011
JOHN B. SLIDELL, VICE CHAIRMAN DATE

TABULATION OF FINAL PLAT - THIS SHEET

1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:	18 + P/O 1
2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	16
3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	0.6089 AC.
4. TOTAL NUMBER OF NON-BUILDABLE LOTS TO BE RECORDED:	0
5. TOTAL AREA OF NON-BUILDABLE LOTS TO BE RECORDED:	0 AC.
6. TOTAL NUMBER OF COMMON OPEN AREA LOTS TO BE RECORDED:	0
7. TOTAL AREA OF COMMON OPEN AREA LOTS TO BE RECORDED:	0 AC.
8. TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	2
9. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	0.0437 AC.
10. TOTAL NUMBER OF BUILDABLE PARCELS TO BE RECORDED:	P/O 1
11. TOTAL AREA OF BUILDABLE PARCELS TO BE RECORDED:	0.9807 AC.
12. TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED:	0
13. TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED:	0 AC.
14. TOTAL AREA OF ROADWAYS TO BE RECORDED:	0 AC.
15. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	1.6333 AC.

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

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

Robert P. Peterson 10/3/2011
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Chief, Development Engineering Division 9/16/11
DATE

Kat Slidell 10/11/11
DIRECTOR DATE

OWNER'S DEDICATION
BA WATERLOO, 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 27 DAY OF JULY, 2011

John B. Slidell ATTEST
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 MANAGEMENT, LLC TO BA WATERLOO, LLC, BY DEED DATED JULY 19, 2007 AND RECORDED IN LIBER 10800 AT FOLIO 72; ALSO BEING A RESUBDIVISION OF NON-BUILDABLE PARCEL "D-3" AS SHOWN ON PLAT OF SUBDIVISION ENTITLED "SHIPLEY'S GRANT - PHASE IV, LOTS C-219 THRU C-225, C-227 THRU C-236, PARCELS "D-2" AND "E-1", OPEN SPACE LOTS C-237, D-1, E-2 & E-3 AND NON-BUILDABLE PARCELS "D-3", "D-4" AND NON-BUILDABLE LOT C-226" AND RECORDED AS PLAT NO. 21017 AND ALSO BEING A RESUBDIVISION OF NON-BUILDABLE PARCELS "D-73" THRU "D-80" AS SHOWN ON PLAT OF SUBDIVISION ENTITLED "SHIPLEY'S GRANT - PHASE V, LOTS C-226, D-5 THRU D-62, OPEN SPACE LOTS D-63 THRU D-68, COMMON OPEN AREA LOTS D-69 THRU D-72 AND NON-BUILDABLE PARCELS "D-73" THRU "D-80" AND RECORDED AS PLAT NOS. 21320 THRU 21322; 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 11 AUG 2011
DAVID S. WEBER DATE
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 10852 (EXP. DATE: 04/05/2012)

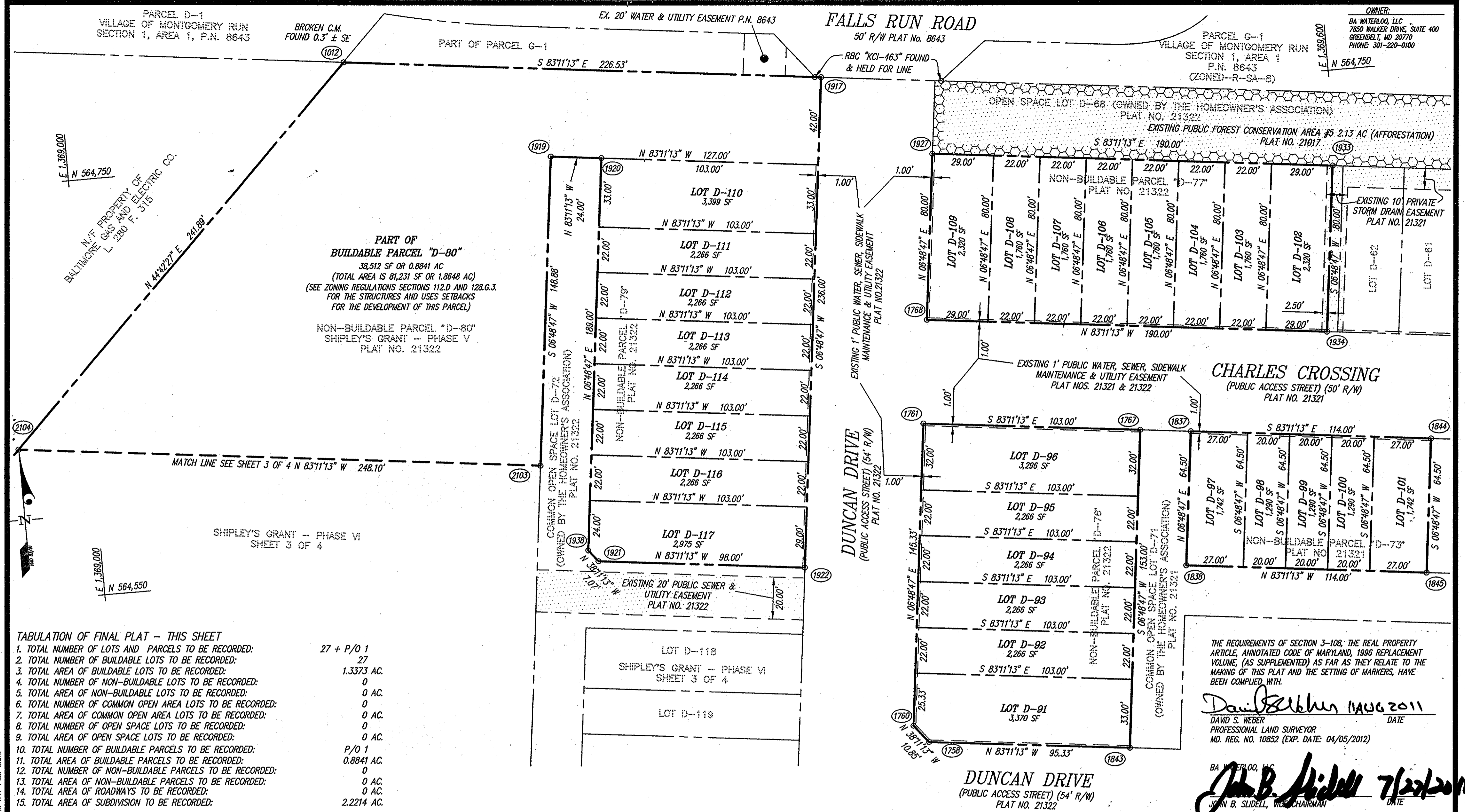


RECORDED AS PLAT NUMBER 21720 ON 10/11/11, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

SHIPLEY'S GRANT - PHASE VI
LOTS D-81 THRU D-131, OPEN SPACE LOTS D-132 & D-133, COMMON OPEN SPACE LOT D-134 AND BUILDABLE PARCEL "D-80"
(A RESUBDIVISION OF NON-BUILDABLE PARCEL "D-3", SHIPLEY'S GRANT - PHASE IV, PLAT NO. 21017 AND NON-BUILDABLE PARCELS "D-73" THRU "D-80", SHIPLEY'S GRANT - PHASE V, PLAT NOS. 21320 THRU 21322)

1ST ELECTION DISTRICT TM 37, GRID 1 & 2, P/O PARCEL 4
SCALE: 1"=30' SHEET 3 OF 4 HOWARD COUNTY, MARYLAND JULY 2011

GLW GUTSCHICK 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 BAL: 410-880-1820 DC/VA: 301-888-2524 FAX: 301-421-4188
DRAWN BY: PWC CHECK BY: [Signature]



PART OF BUILDABLE PARCEL "D-80"
 38,512 SF OR 0.8841 AC
 (TOTAL AREA IS 81,231 SF OR 1.8648 AC)
 (SEE ZONING REGULATIONS SECTIONS 112.D AND 128.G.3 FOR THE STRUCTURES AND USES SETBACKS FOR THE DEVELOPMENT OF THIS PARCEL)

NON-BUILDABLE PARCEL "D-80"
 SHIPLEY'S GRANT - PHASE V
 PLAT NO. 21322

TABULATION OF FINAL PLAT - THIS SHEET

1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:	27 + P/O 1
2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	27
3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	1.3373 AC.
4. TOTAL NUMBER OF NON-BUILDABLE LOTS TO BE RECORDED:	0
5. TOTAL AREA OF NON-BUILDABLE LOTS TO BE RECORDED:	0 AC.
6. TOTAL NUMBER OF COMMON OPEN AREA LOTS TO BE RECORDED:	0
7. TOTAL AREA OF COMMON OPEN AREA LOTS TO BE RECORDED:	0 AC.
8. TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	0
9. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	0 AC.
10. TOTAL NUMBER OF BUILDABLE PARCELS TO BE RECORDED:	P/O 1
11. TOTAL AREA OF BUILDABLE PARCELS TO BE RECORDED:	0.8841 AC.
12. TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED:	0
13. TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED:	0 AC.
14. TOTAL AREA OF ROADWAYS TO BE RECORDED:	0 AC.
15. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	2.2214 AC.

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

Wilson for Peter B. Silberman 10/3/2011
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

John B. Slidell 9/16/11
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

John B. Slidell 10/11/11
 DIRECTOR DATE

OWNER'S DEDICATION

BA WATERLOO, 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 ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS OUR HANDS THIS 27 DAY OF OCT, 2011

BA WATERLOO, LLC
 BY: *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 MANAGEMENT, LLC TO BA WATERLOO, LLC, BY DEED DATED JULY 19, 2007 AND RECORDED IN LIBER 10800 AT FOLIO 72; ALSO BEING A RESUBDIVISION OF NON-BUILDABLE PARCEL "D-3" AS SHOWN ON PLAT OF SUBDIVISION ENTITLED "SHIPLEY'S GRANT - PHASE IV, LOTS C-219 THRU C-225, C-227 THRU C-236, PARCELS "D-2" AND "E-1", OPEN SPACE LOTS C-237, D-1, E-2 & E-3 AND NON-BUILDABLE PARCELS "D-3", "D-4" AND NON-BUILDABLE LOT C-226" AND RECORDED AS PLAT NO. 21017 AND ALSO BEING A RESUBDIVISION OF NON-BUILDABLE PARCELS "D-73" THRU "D-80" AS SHOWN ON PLAT OF SUBDIVISION ENTITLED "SHIPLEY'S GRANT - PHASE V, LOTS C-226, D-5 THRU D-62, OPEN SPACE LOTS D-63 THRU D-68, COMMON OPEN AREA LOTS D-69 THRU D-72 AND NON-BUILDABLE PARCELS "D-73" THRU "D-80" AND RECORDED AS PLAT NOS. 21320 THRU 21322; 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 11 AUG 2011
 DAVID S. WEBER DATE
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NO. 10852 (EXP. DATE: 04/05/2012)

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 11 AUG 2011
 DAVID S. WEBER DATE
 PROFESSIONAL LAND SURVEYOR
 MD. REG. NO. 10852 (EXP. DATE: 04/05/2012)

John B. Slidell 7/27/2011
 JOHN B. SLIDELL, VICE CHAIRMAN DATE

RECORDED AS PLAT NUMBER 21722 ON 10/21/11, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

SHIPLEY'S GRANT - PHASE VI
 LOTS D-81 THRU D-131, OPEN SPACE LOTS D-132 & D-133, COMMON OPEN SPACE LOT D-134 AND BUILDABLE PARCEL "D-80" (A RESUBDIVISION OF NON-BUILDABLE PARCEL "D-3", SHIPLEY'S GRANT - PHASE IV, PLAT NO. 21017 AND NON-BUILDABLE PARCELS "D-73" THRU "D-80", SHIPLEY'S GRANT - PHASE V, PLAT NOS. 21320 THRU 21322)

1ST ELECTION DISTRICT
 SCALE: 1"=30'
 SHEET 4 OF 4

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 230 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20886
 TEL: 301-421-4024 BALT. 410-880-1820 DC/VA 301-889-2524 FAX: 301-421-4186
 DRAWN BY: *PWC* CHECK BY: *TSY*

S:\Survey Drawings\03006\09002-PHASE VI\PLATS\09002-PH6-RPL4.dwg, PLOTTED: 7/25/2011 1:03 PM, LAST SAVED: 7/22/2011 11:27 AM, PLOTTED BY: Paul Clark