

GENERAL NOTES

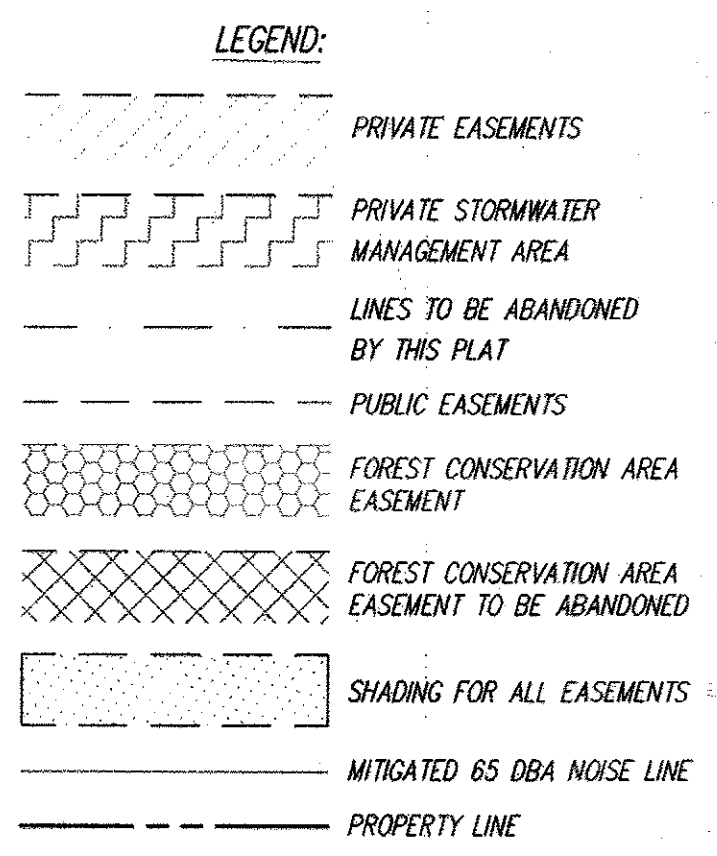
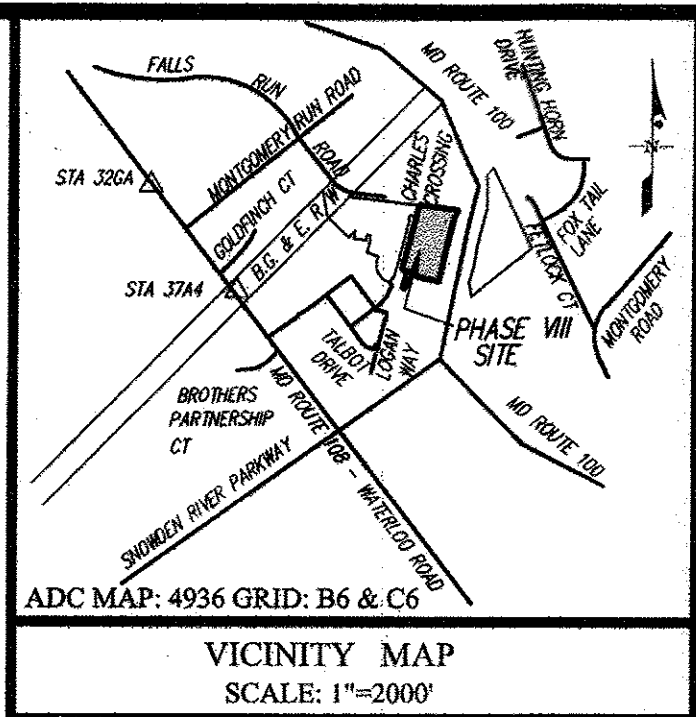
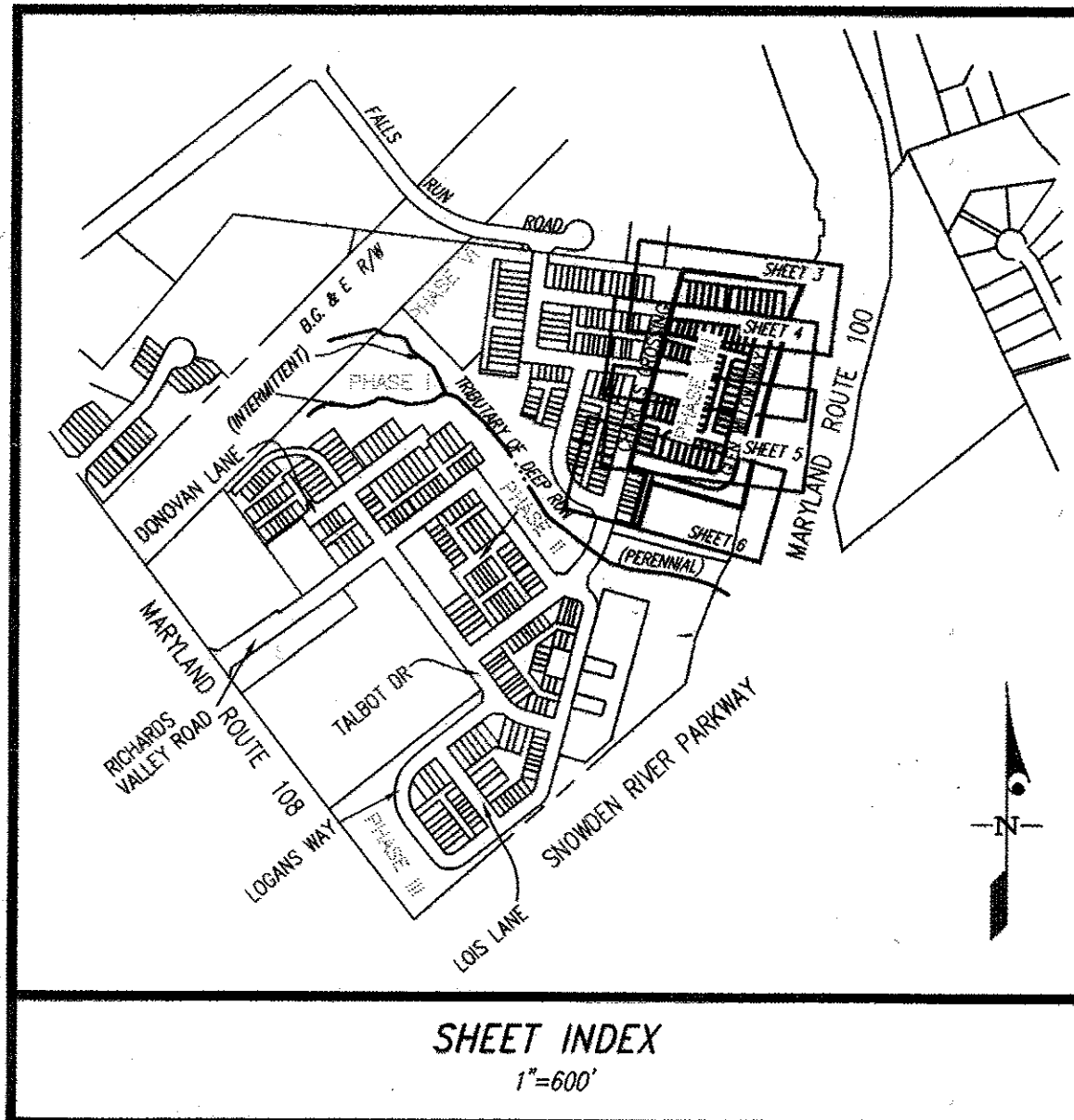
(GENERAL NOTES CONTINUED)

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- 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 R-A-15 PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
- PREVIOUS DEPARTMENT OF PLANNING AND ZONING FILE NUMBERS: S-04-09, F-06-19, F-07-001, F-09-088, F-11-26, S-14-003, F-14-054, P-15-002.
- 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.
- AREAS SHOWN ARE TO BE TAKEN AS MORE OR LESS.
- THIS SUBDIVISION IS SUBJECT TO SECTION 18.1228 OF THE HOWARD COUNTY CODE. PUBLIC WATER SERVICE AND PUBLIC SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF, EFFECTIVE June 14, 2017 ON WHICH DATE DEVELOPER'S AGREEMENT No. 14-4924-D WAS FILED AND ACCEPTED.
- WATER AND SEWER ALLOCATION WILL BE GRANTED AT TIME OF ISSUANCE OF BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- 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.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS 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 - SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- FOREST CONSERVATION EASEMENTS HAVE BEEN ESTABLISHED UNDER F-06-19, F-08-117, F-09-088, F-10-60, F-11-026/26FC, F-14-054, F-16-116, F-16-128 AND F-17-078 TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. NO CLEARING, GRADING OR ANY CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED. F-06-019 was amended (redlined) to reflect Forest Conservation changes by F-16-116. THE ENTIRE SHIPLEY'S GRANT PROJECT REQUIRES AT LEAST 1.48 ACRES OF RETENTION AND 7.04 ACRES OF AFFORESTATION. THE 8.52 ACRES OF FOREST CONSERVATION OBLIGATION IS SATISFIED BY:
 - 1.48 ACRES OF REFOREST RETENTION AND 5.14 ACRES OF FOREST PLANTING RECORDED WITHIN THE ON-SITE FOREST CONSERVATION EASEMENTS TABULATED ON THIS PAGE.
 - THE REMAINING OBLIGATION OF 1.90 ACRES IS SATISFIED BY:
 - 1.30 ACRES OF OFF-SITE AFFORESTATION AT HOBART MULLINEAUX PROPERTY (PN 21723, F-11-026FC PER F-11-026, PN 21719).
 - 0.06 AC. (2,314 S.F.) AS FEE PAYMENT OF \$3,267.00 TO THE HOWARD COUNTY FOREST CONSERVATION FUND PER F-10-060 (PN 20971).
 - 0.08 AC. (3,388 S.F.) AS FEE PAYMENT OF \$4,235.00 TO THE HOWARD COUNTY FOREST CONSERVATION FUND PER F-14-054 (PN 22598).
 - 0.46 AC. (20,134 S.F.) OF FOREST CONSERVATION BANK CREDIT PURCHASED FROM CATTAL CREEK (SDP-14-031).
- REQUIRED BUFFERING AND OTHER LANDSCAPING REQUIREMENTS/FEATURES HAVE BEEN PROVIDED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS (AMENDED 5TH EDITION) AND THE HOWARD COUNTY LANDSCAPE MANUAL. A LANDSCAPE SURETY IN THE AMOUNT OF \$13,200.00 FOR THE BUFFER PLANTING IS POSTED WITH THE F-16-116 DEVELOPER AGREEMENT (SEE SHEET 10 OF THE FINAL ROAD PLAN FOR MORE INFORMATION). THE SURETY FOR THE INSTALLATION OF THE REQUIRED STREET TREES (58 SHADE TREES) WILL BE INCLUDED IN THE DPW COST ESTIMATE.
- THERE ARE NO REGULATED STEEPS SLOPES ON THIS SITE AND THAT THERE ARE NO STREAMS, WETLANDS, BUFFERS OR 100 YEAR FLOODPLAIN ON THESE PARCELS.
- RESERVATION OF PUBLIC UTILITY EASEMENTS: DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, OTHER PUBLIC UTILITIES, 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.

- 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.
- THERE ARE NO CEMETERIES LOCATED ON SITE PER HOWARD COUNTY CEMETERY MAP.
- A NOISE STUDY WAS PREPARED BY ROBERT H. VOGEL ENGINEERING, INC. DATED JULY 9, 2015. THE STUDY WAS APPROVED ON 8/24/2015. THE NOISE IS BEING MITIGATED BY 6' NOISE FENCES TO REDUCE BACKYARD NOISE LEVELS, THE REMAINDER IS MITIGATED BY ARCHITECTURAL MATERIALS OF THE HOMES THEMSELVES. THE 65DBA NOISE CONTOUR LINE DRAWN ON THIS SUBDIVISION PLAN IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY, 1992 AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65 DBA NOISE EXPOSURE. THE 65DBA NOISE LINE ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS.

- A TRAFFIC STUDY WAS PREPARED BY THE TRAFFIC GROUP IN A REPORT DATED JANUARY 26, 2004 AND WAS APPROVED ON FEBRUARY 15, 2005 WITH S-04-09. ALL OF THE REQUIRED OFF SITE IMPROVEMENTS HAVE BEEN COMPLETED WITH PREVIOUS PHASES. A LETTER FROM THE TRAFFIC GROUP DATED JANUARY 23, 2014 STATES THAT THE TOWNHOUSE UNITS SHOWN IN PHASE 7 AND 8 ON THE FORMER CHAPEL AND OFFICE PARCELS GENERATE LESS TRAFFIC THEN ASSUMED IN THE ORIGINAL TRAFFIC STUDY. THIS LETTER WAS APPROVED ON JANUARY 20, 2015 WITH S-15-003.
- EXISTING 1 FOOT PUBLIC WATER, SEWER, SIDEWALK MAINTENANCE & UTILITY EASEMENT PLAT NO. 21017.
- 1 FOOT PUBLIC WATER, SEWER, SIDEWALK MAINTENANCE & UTILITY EASEMENT.
- SHIPLEY'S GRANT PHASE 8 IS GRANDFATHERED TO THE EXCEPTION FOR TRADITIONAL RESIDENTIAL NEIGHBORHOOD DEVELOPMENT NOTED IN SECTION 13.3.C.4 OF THE 2004 ZONING REGULATIONS WHICH ALLOWS DRIVEWAYS LESS THAN 9 FEET IN LENGTH FROM THE GARAGE TO THE FLOWLINE OF THE CURB.
- STORMWATER MANAGEMENT FOR THIS PHASE IS PROVIDED BY EXISTING FACILITY 'D' LOCATED ON OPEN SPACE LOT D-1. FACILITY 'D' IS A PERMANENT POOL, MET FACILITY TYPE P-2 PER MDE 2000. THIS FACILITY PROVIDES WQ, CPV, AND SAFE PASSAGE OF THE 100 YEAR STORM. FACILITY 'D' WAS DESIGNED AND APPROVED UNDER F-09-88. FACILITY 'D' IS JOINTLY MAINTAINED BY HOWARD COUNTY AND THE HOA. THE RECHARGE REQUIREMENT FOR THE DRAINAGE AREA TO FACILITY 'D' HAS BEEN DEFERRED TO THIS PHASE. THE RECHARGE VOLUME IS PROVIDED BY AN INFILTRATION TRENCH LOCATED ON OPEN SPACE LOT D-221. THE INFILTRATION TRENCH WILL BE PRIVATELY OWNED AND MAINTAINED BY THE HOA.
- STORMWATER MANAGEMENT IS PROVIDED IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER DESIGN MANUAL, VOLUMES I AND II. A STORMWATER MANAGEMENT ADMINISTRATIVE WAIVER DATED JUNE 6, 2012 DETERMINED THAT THE PROJECT MET THE CRITERIA OUTLINED IN THE MDE STORMWATER MANAGEMENT REGULATIONS GUIDELINES FOR IMPLEMENTATION FOR ACCEPTANCE OF THE 2000 DESIGN CRITERIA. STORMWATER MANAGEMENT FOR THIS SITE IS PROVIDED BY FACILITY 'D' (SEE NOTE 24). FACILITY 'D' WAS PRELIMINARILY APPROVED WITH S-04-09 ON 2/15/05, AND RECEIVED FINAL APPROVAL WITH F-09-88 ON 10/23/09. FACILITY 'D' IS CURRENTLY FUNCTIONING AS A BASIN FOR TEMPORARY STORMWATER MANAGEMENT AND ALL CONSTRUCTION FOR FACILITY 'D' WILL BE COMPLETED PRIOR TO MAY 4, 2017.
- PER ZONING SECTION 112.0.6, 10% OF THE TOTAL NUMBER OF UNITS, 6 UNITS, MUST BE DEDICATED AS MIHUS. THE MIHU LOTS WILL BE LOTS D-162, D-168, D-171, D-187, D-193 & D-194. SEE THE UNIT TABULATION ON THIS SHEET FOR ADDITIONAL INFORMATION. THE MIHU'S COVENANTS RESTRICTIONS ARE INTENDED TO BE RECORDED WITH THIS PLAT.
- IN PHASE 7 ONE ADDITIONAL TEMPORARY MIHU HAS BEEN PROVIDED (LOT B-3) IN ADDITION TO THE PERMANENT MIHU LOT B-5. THE COUNTY AGREES TO RELEASE THE MIHU COVENANT ON LOT B-3 UPON RECEIPT OF FINAL SDP APPROVAL FOR PHASE VIII WITH 61 MARKET RATE TOTAL UNITS AND 6 MIHUS.
- THE SCENIC ROADS MAP DOES NOT INDICATE ANY SCENIC ROADS IN THE VICINITY.
- THE HISTORIC SITES MAP DOES NOT SHOW ANY HISTORICAL SITES WITHIN THE PROJECT LIMITS (PHASE B).
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENTS AREAS.
- ZONING SETBACKS TO ADJACENT PROPERTIES ARE NOT SHOWN WHEN THEY FALL WITHIN THE FOREST CONSERVATION EASEMENT. NO BUILDING IS ALLOWED WITHIN THE FOREST CONSERVATION EASEMENT.
- ALL PRIVATE STORMWATER MANAGEMENT AREAS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.



OWNERS:

BA WATERLOO, LLC
6406 IVY LANE, SUITE 700
GREENBELT, MD 20770
ATTN: CHRIS BLOCK
PHONE: 301-623-3672

SHIPLEY'S GRANT COMMUNITY ASSOCIATION, INC.
6406 IVY LANE, SUITE 700
GREENBELT, MD 20770
ATTN: CHRIS BLOCK
PHONE: 301-623-3672

TABULATION OF FINAL PLAT - ALL SHEETS

1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:	73
2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	67
3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	2,5685 AC.
4. TOTAL NUMBER OF COMMON OPEN SPACE LOTS TO BE RECORDED:	2
5. TOTAL AREA OF COMMON OPEN SPACE LOTS TO BE RECORDED:	0.7548 AC.
6. TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	4
7. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	1.9756 AC.
8. TOTAL AREA OF ROADWAYS TO BE RECORDED:	1.4179 AC.
9. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	6.7168 AC.

FCENo.	1	2B	2C	2D	2F	2G	2H	2B-2D & 2F-2H subtotal	3	4A	4B	4c	4D	4A-4D subtotal	5	5A	5B	5, 5A & 5B subtotal	Total
CREDITED RETENTION	0	0	0	0	0	1.4	0	1.4	0.08	0	0	0	0	0.08	0	0	0	0	1.48
FLOODPLAIN RETENTION (INC)	0	0	0	0	0	1.21	0	1.21	0.28	0	0.05	0	0	0.33	0	0	0	0	1.54
NET TRACT PLANTING	0.27	0.01	0.01	0.12	0.09	2.05	0.08	2.36	0.34	0.24	0.18	0.02	0.03	0.47	0.44	0.34	0.69	1.47	4.91
FLOODPLAIN PLANTING	0	0	0	0	0	0.14	0	0.14	0.06	0	0.03	0	0	0.09	0	0	0	0	0.23
TOTAL AFFORESTATION	0.27	0.01	0.01	0.12	0.09	2.19	0.08	2.80	0.40	0.24	0.21	0.02	0.03	0.50	0.44	0.34	0.69	1.47	5.16
TOTAL EASEMENT	0.27	0.01	0.01	0.12	0.09	4.80	0.08	5.32	0.76	0.24	0.26	0.02	0.03	0.55	0.44	0.34	0.69	1.47	6.16
F-PLAN-NO.	F-06-19	F-10-060	F-17-078	F-16-128					F-10-60		F-10-060				F-14-054 & F-16-116				
HOA OPEN SPACE LOT	C-111	C-64	D-225						C-212						D-150		D-221		

Forest Conservation planting details for all the above FCENs can be found on F-06-019.

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE BUILDABLE PARCEL "D-2" AND COMMON OPEN SPACE LOT D-134 INTO LOTS D-151 THRU D-217, OPEN SPACE LOTS D-218 THRU D-221 AND COMMON OPEN SPACE LOTS D-222 AND D-223; TO ABANDON ALL THE FOREST CONSERVATION AREA EASEMENT # 5 ON PARCEL "D-2" AS SHOWN ON PLAT NO. 22600 TO CREATE: TWO (2) FOREST CONSERVATION EASEMENTS, TWO (2) PRIVATE STORM DRAIN & UTILITY EASEMENTS, A PRIVATE NOISE WALL EASEMENT, A 1' PUBLIC WATER, SEWER, SIDEWALK MAINTENANCE & UTILITY EASEMENT, TWO (2) PUBLIC WATER & UTILITY EASEMENTS, A PUBLIC WATER, SEWER & UTILITY EASEMENT, PUBLIC STORMWATER MANAGEMENT & UTILITY EASEMENT AND A PUBLIC WATER, SEWER & UTILITY EASEMENT.

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

OWNER'S DEDICATION

BA WATERLOO, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY BA WATERLOO TOWNHOMES, LLC, ITS MANAGING MEMBER, BY THOMAS A. BAUM, PRESIDENT AND SHIPLEY'S GRANT COMMUNITY ASSOCIATION, INC., BY THOMAS A. BAUM, PRESIDENT, 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 RESTRICTIONS 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 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. 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.

WITNESS OUR HANDS THIS DAY OF _____

BY: BA WATERLOO, LLC
BY: SHIPLEY'S GRANT COMMUNITY ASSOCIATION, INC.

THOMAS A. BAUM, PRESIDENT
THOMAS A. BAUM, PRESIDENT

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 TO BA WATERLOO, LLC BY A SPECIAL WARRANTY DEED DATED JULY 19, 2007 AND RECORDED IN LIBER 10800 AT FOLIO 72, AND PART OF THE LAND CONVEYED TO SHIPLEY'S GRANT COMMUNITY ASSOCIATION, INC. BY A NO CONSIDERATION DEED DATED AUGUST 1, 2011 AND RECORDED IN LIBER 13523 AT FOLIO 84; ALSO BEING A RESUBDIVISION OF PARCEL "D-2" AS SHOWN ON A PLAT ENTITLED "SHIPLEY'S GRANT - PHASE IV, ..." AND RECORDED AS PLAT NO. 21720; 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.

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.

THOMAS C. O'CONNOR, JR.
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 10954 (EXP. DATE: 07/03/2018)

RECORDED AS PLAT NUMBER 24278 ON 7/31/17, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

SHIPLEY'S GRANT - PHASE VIII
LOTS D-151 THRU D-217, OPEN SPACE LOTS D-218 THRU D-221, AND COMMON OPEN SPACE LOTS D-222 AND D-223

(A RESUBDIVISION OF BUILDABLE PARCEL "D-2", SHIPLEY'S GRANT - PHASE IV, PLAT NO. 21017 AND COMMON OPEN SPACE LOT D-134, PLAT NO. 21720)

ZONED: R-A-15 TM 37, GRID 2, P/O PARCEL 4
1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN SHEET 1 OF 6 JUNE 2017

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: 301-985-2524 FAX: 301-421-4188

S:\Survey Drawings\05006\13063-Phase VIII\PLANS\13063 PH 8 RPL 01.dwg, PLOTTED: 6/15/2017 12:37 PM, LAST SAVED: 6/13/2017 11:46 AM, PLOTTED BY: Rgmjdn O. Lebrador

PHASE	PARCEL NUMBER OR HOWARD COUNTY FILE No.	PLAN STATUS	DEVELOPMENT TRACKING CHART AND SITE ANALYSIS FOR R-A-15 ZONE AREAS									
			GROSS	100 YR. FLOODPLAIN	NET	MIN. O/S ¹ REQ'D	O/S PROV. ²	MIN. REC. O/S REQ'D	REC. O/S PROVIDED	MIN. REQ'D. TND O/S ⁴	TND O/S PROVIDED	
1	F 07-043/SDP-07-047	APPROVED	13.63 AC.	1.36 AC.	12.27 AC.	3.41 AC.	8.26 AC. (60%)	24,800 S.F. ³	57,503 S.F.	0.68 AC./29,686 S.F.	0.99 AC./43,157 S.F. ⁹	
2	F 07-059/SDP-07-048	APPROVED	5.81 AC.	0.00 AC.	5.81 AC.	1.45 AC.	0.65 AC. (11%)	24,800 S.F. ³	28,248 S.F.	0.29 AC./12,654 S.F.	0.85 AC./37,124 S.F.	
3	F 08-006/SDP-10-082	APPROVED	12.94 AC.	0.50 AC.	12.44 AC.	3.24 AC.	6.19 AC. (48%)	26,000 S.F. ³	27,840 S.F.	0.65 AC./28,183 S.F.	0.37 AC./16,126 S.F. ¹⁰	
4	F 09-088/SDP-10-082, SDP-10-87	APPROVED	5.77 AC.	0.00 AC.	5.77 AC.	1.44 AC.	1.68 AC. (30%)	26,000 S.F. ³	6,591 S.F.	0.29 AC./12,567 S.F.	0.15 AC./6,591 S.F.	
5	F 10-048/SDP-12-061	APPROVED	5.50 AC.	0.00 AC.	5.50 AC.	1.38 AC.	0.44 AC. (9%)	23,600 S.F. ³	0 S.F.	0.28 AC./11,979 S.F.	0 AC./0 S.F.	
6	F 11-026/SDP-12-061, SDP-12-045, SDP-16-079	APPROVED	4.20 AC.	0.00 AC.	4.20 AC.	1.05 AC.	0.09 AC. (2%)	28,400 S.F. ³	21,146 S.F.	0.21 AC./9,148 S.F.	0 AC./0 S.F.	
7	F 14-123/SDP-14-063 ⁵	APPROVED	0.75 AC.	0.00 AC.	0.75 AC.	0.19 AC.	0.0 AC.	9,100 S.F. ⁵	0 S.F.	0.04 AC./1,633 S.F.	0 AC./0 S.F.	
8	PARCEL D-2/S-14-003/P-15-002/F-16-116	PLANS SUBMITTED	6.60 AC.	0.00 AC.	6.60 AC.	1.65 AC.	1.77 AC. (27%)	46,300 S.F. ⁶	24,680 S.F.	0.33 AC./14,375 S.F.	0.57 AC./24,680 S.F.	
--	AMENITY CREDITS ^{7,8}								45,875 S.F.			
CUMULATIVE TOTAL			55.20 AC.	1.86 AC.	53.34 AC.	13.80 AC.	19.08 AC. (35%)	209,000 S.F.	211,833 S.F.	2.76 AC./120,224 SF	2.93 AC./127,678 S.F.	

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.
- PERCENT OPEN SPACE PROVIDED IS OF THE GROSS AREA.
- MINIMUM REQUIRED RECREATION OPEN SPACE (ROS) FOR PHASE I-VI IS CALCULATED AS 400 SF PER UNIT.
- MINIMUM REQUIRED TRADITIONAL NEIGHBORHOOD O/S IS CALCULATED AS 20% OF THE REQUIRED OPEN SPACE.
- MINIMUM REQUIRED RECREATION OPEN SPACE FOR PHASE VII (PER THE 2013 COMPREHENSIVE ZONING PLAN WHICH REQUIRES AN ADDITIONAL 300 SF ROS PER LOT FOR LOTS WITHOUT A 15 FT USABLE YARD) - 13 LOTS x 700 SF = 9,100 SF.
- MINIMUM REQUIRED RECREATION OPEN SPACE FOR PHASE VIII (PER THE 2013 COMPREHENSIVE ZONING REGULATIONS EFFECTIVE 10/06/13 WHICH REQUIRES AN ADDITIONAL 300 SF ROS PER LOTS WHICH DO NOT HAVE A 15 FT USABLE YARD) - 65 LOTS x 700 SF = 45,500 SF + 2 LOTS x 400 SF = 800 SF FOR A TOTAL OF 46,300 SF. SEE REQUIRED RECREATION OPEN SPACE CALCULATIONS IN SITE ANALYSIS ABOVE. LOTS WITHOUT A 15' USABLE YARD ARE SHOWN ON SHEET 2 WITH A (*) NEXT TO THE LOT NUMBER.
- 13,520 SF OF RECREATION OPEN SPACE HAS BEEN INCLUDED USING AMENITY FEATURE AREA CREDITS APPROVED BY DPZ (PER THE 6/15/2012 POLICY MEMO), INCLUDING 3,960 SF FOR A COMMUNITY CENTER, 3,960 SF FOR A COMMUNITY POOL, 2,000 SF FOR A GAZEBO, 2000SF FOR A TOT LOT, AND 1,600 SF FOR BENCHES AS OUTLINED IN A LETTER TO DPZ DATED 1/17/2013. CREDITS FOR THE COMMUNITY CENTER AND POOL MAY BE INCREASED IF A REGULATION OR A DPZ POLICY INCREASES THE VALUE FOR THESE MAJOR RECREATIONAL FACILITIES. IF A CREDIT VALUE IS INCREASED, A REDLINE TO THIS PLAN WILL BE REQUIRED TO UPDATE THE CHART AND THE CREDIT VALUES.
- 32,355 SF OF RECREATION OPEN SPACE HAS BEEN INCLUDED USING AMENITY FEATURE AREA CREDITS APPROVED BY DPZ (PER THE 6/15/2012 POLICY MEMO), INCLUDING 5,520 SF FOR A COMMUNITY CENTER, 5,520 SF FOR A COMMUNITY POOL (4,740 SF EACH FOR THE POOL AND COMMUNITY CENTER IN PHASE 8 AND 780 SF EACH WAS ADDED FOR THE COMMUNITY CENTER AND POOL ON LOT C-135 FOR THE 78 LOTS IN PHASES 7 & 8 THAT WERE NOT INCLUDED IN THE ORIGINAL CREDIT), AND 21,315 SF FOR ASPHALT PATHWAYS AS OUTLINED IN A LETTER TO DPZ DATED 10/1/2014 CREDITS FOR THE COMMUNITY CENTER AND POOL MAY BE INCREASED IF A REGULATION OR A DPZ POLICY INCREASES THE VALUE FOR THESE MAJOR RECREATIONAL FACILITIES. IF A CREDIT VALUE IS INCREASED, A REDLINE TO THIS PLAN WILL BE REQUIRED TO UPDATE THE CHART AND THE CREDIT VALUES.
- INCLUDES ADDITIONAL TND OS ADDED BY REDLINE TO SDP-07-047 IN JANUARY 2013
- INCLUDES ADDITIONAL TND OS ADDED BY REDLINE TO SDP-10-082 IN JANUARY 2013

PHASE No.	MAXIMUM UNITS PERMITTED		PROPOSED R-A-15 UNITS						PROPOSED UNIT DENSITY
	NET	MAX. UNIT DENSITY (15 Units / Net Ac.)	TOTAL UNITS ON-SITE	REQUIRED MIHUs @ 10%	MARKET RATE SFA UNITS	MIHUs ON-SITE	OFF-SITE	CONDOMINIUM/APARTMENT UNITS	
PHASE I	12.27 AC.	184	62	6	54	8	0	0	5.1 UNITS/NET AC.
PHASE II	5.81 AC.	87	66 ²	6	66 ²	0	8	0	10.7 (11.4) UNITS/NET AC.
PHASE III	12.44 AC.	186	69 ²	7	69 ²	0	6	0	5.2 (5.5) UNITS/NET AC.
PHASE IV	5.77 AC.	86	57 ²	7	17	0	6	40 ²	11.3 (9.9) UNITS/NET AC.
PHASE V	5.50 AC.	82	59	6	55	4	4	0	10.5 UNITS/NET AC.
PHASE VI	4.20 AC.	63	7 ^{4,5}	7	49	2	2	20 ⁵	19.3 UNITS/NET AC.
PHASE VII	0.75 AC.	11	13	1	12	1	0	0	17.3 UNITS/NET AC.
PHASE VIII	6.60 AC.	98	67 ⁴	7	61	6	0	0	10.2 UNITS/NET AC.
SITE TOTAL	53.34 AC.	797	464	47	383	21	26	60	8.7 UNITS/NET AC.

NOTES:

- OF THE 47 MIHUs THAT ARE REQUIRED, 21 ARE PROVIDED ON-SITE (on Lots B-5, C-3, C-4, C-11, C-12, C-19, C-20, C-32, C-33, D-43, D-44, D-48, D-49, D-127, D-128, D-162, D-168, D-171, D-187, D-193 & D-194) AND 26 ARE TO BE PROVIDED OFF-SITE.
- AFTER THE TRANSFER OF 8 ALLOCATION UNITS FROM THE PHASE IV APARTMENTS TO 8 SFA UNITS IN PHASES II AND III (each with 4 additional SFA units). THE 8 ADDITIONAL SFA LOTS IN PHASE II AND III ARE CREATED BY PLAT Nos. 21038-41.
- THE PHASE IV APARTMENTS ARE ON SDP-10-087.
- 2 UNITS WERE TRANSFERRED FROM PHASE 6 (CONDO UNITS) TO PHASE 8 WITH THE SUBMISSION OF THE PHASE 8 FINAL PLANS ON 5/16/2016
- 10 UNITS WERE FORFEITED WITH THE APPROVAL OF SDP-16-079 WHEN THE MULTIFAMILY CONDO UNITS IN PHASE 6 WERE REVISED TO SINGLE FAMILY ATTACHED CONDO UNITS. AS A RESULT OF FORFEITING 10 UNITS, THE TOTAL NUMBER OF MIHUs REQUIRED HAS BEEN REDUCED BY 1

OWNERS:

BA WATERLOO, LLC
6406 IVY LANE, SUITE 700
GREENBELT, MD 20770
ATTN: CHRIS BLOCK
PHONE: 301-623-3672

SHIPLEY'S GRANT COMMUNITY ASSOCIATION, INC.
6406 IVY LANE, SUITE 700
GREENBELT, MD 20770
ATTN: CHRIS BLOCK
PHONE: 301-623-3672

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

Radwan M. Mawad
COUNTY HEALTH OFFICER
DATE: 7/10/2017

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

[Signature]
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 7/2/17

[Signature]
DIRECTOR
DATE: 7/31/17

OWNER'S DEDICATION

BA WATERLOO, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY BA WATERLOO TOWNHOMES, LLC, ITS MANAGING MEMBER, BY THOMAS A. BAUM, PRESIDENT AND SHIPLEY'S GRANT COMMUNITY ASSOCIATION, INC., BY THOMAS A. BAUM, PRESIDENT, 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 COORD 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. 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.

WITNESS OUR HANDS THIS DAY OF

BY: BA WATERLOO, LLC
ITS MANAGING MEMBER

[Signature]
THOMAS A. BAUM, PRESIDENT

ATTEST: *[Signature]*

SHIPLEY'S GRANT COMMUNITY ASSOCIATION, INC.

[Signature]
THOMAS A. BAUM, PRESIDENT

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 TO BA WATERLOO, LLC BY A SPECIAL WARRANTY DEED DATED JULY 19, 2007 AND RECORDED IN LIBER 10800 AT FOLIO 72, AND PART OF THE LAND CONVEYED TO SHIPLEY'S GRANT COMMUNITY ASSOCIATION, INC. BY A NO CONSIDERATION DEED DATED AUGUST 1, 2011 AND RECORDED IN LIBER 13523 AT FOLIO 84; ALSO BEING A RESUBDIVISION OF PARCEL "D-2" AS SHOWN ON A PLAT ENTITLED "SHIPLEY'S GRANT - PHASE IV, ..." AND RECORDED AS PLAT NO. 21017 AND COMMON OPEN SPACE LOT D-134 AS SHOWN ON A PLAT ENTITLED "SHIPLEY'S GRANT - PHASE IV, ..." AND RECORDED AS PLAT NO. 21720; 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 MENTONMENT IS OR WILL BE IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

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.



[Signature]
THOMAS C. O'CONNOR, JR.
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 10954 (EXP. DATE: 07/01/2018)
DATE: 6/19/2017

RECORDED AS PLAT NUMBER **24270** ON **7/31/17**, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

SHIPLEY'S GRANT - PHASE VIII
LOTS D-151 THRU D-217, OPEN SPACE LOTS D-218 THRU D-221, AND COMMON OPEN SPACE LOTS D-222 AND D-223

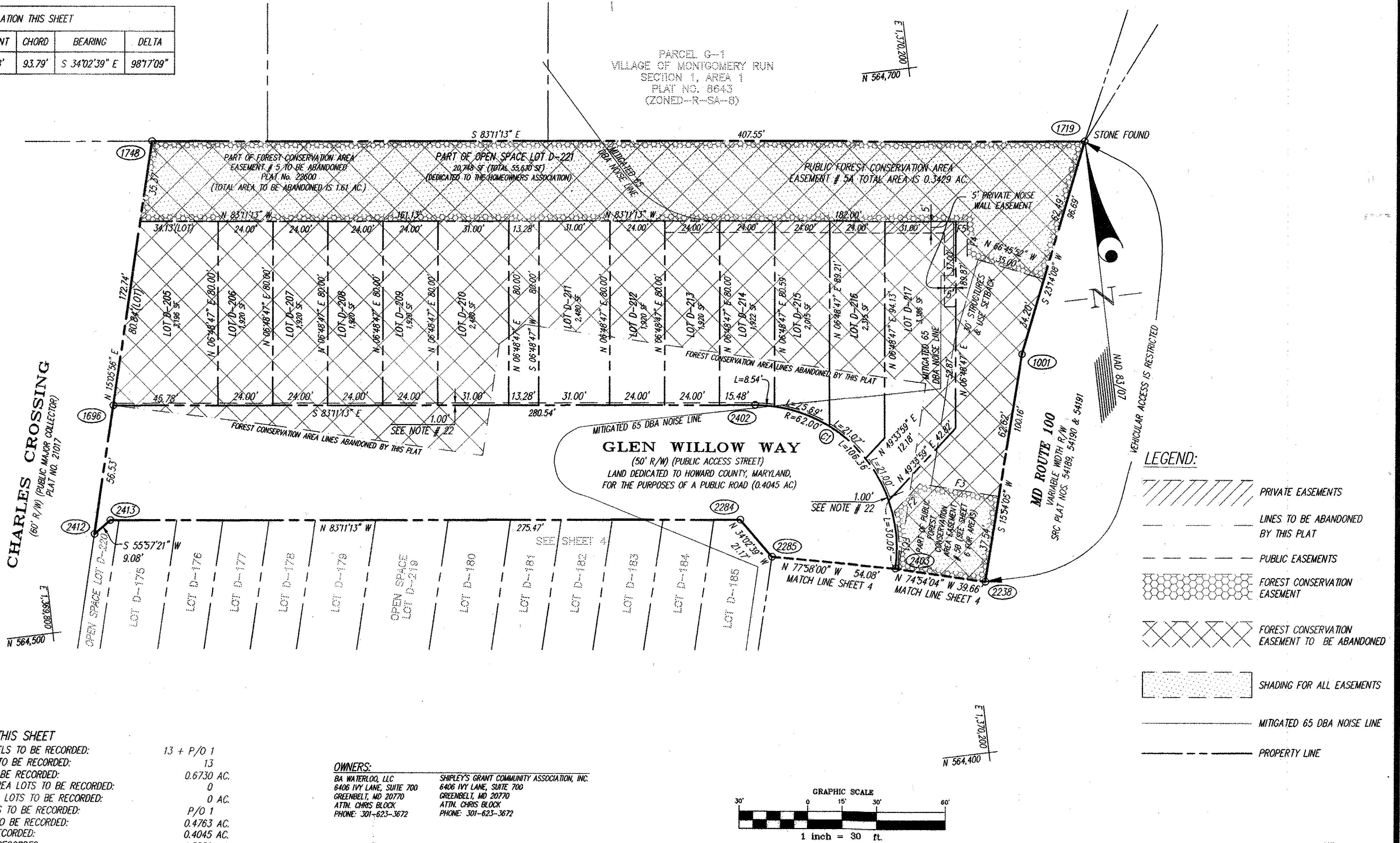
(A RESUBDIVISION OF BUILDABLE PARCEL "D-2", SHIPLEY'S GRANT - PHASE IV, PLAT NO. 21017 AND COMMON OPEN SPACE LOT D-134, PLAT NO. 21720)

ZONED: R-A-15 TM 37, GRID 2, P/O PARCEL 4 HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN SHEET 2 OF 6 JUNE 2017

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

CURVE TABULATION THIS SHEET						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	62.00'	106.36'	71.68'	93.79'	S 34°02'39" E	98°17'09"

FOREST CONSERVATION AREA TABULATION THIS SHEET		
LINE	BEARING	LENGTH
FC1	R=63.00'	L=25.30'
CHD	N 03°35'39" E	25.13'
F2	N 49°33'59" E	16.26'
F3	S 74°05'55" E	35.00'
F4	N 06°48'47" E	15.04'
F5	N 83°11'13" W	5.00'



TABULATION OF FINAL PLAT - THIS SHEET

- TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED: 13 + P/O 1
- TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED: 13
- TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED: 0.6730 AC.
- TOTAL NUMBER OF COMMON OPEN AREA LOTS TO BE RECORDED: 0
- TOTAL AREA OF COMMON OPEN AREA LOTS TO BE RECORDED: 0 AC.
- TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED: P/O 1
- TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED: 0.4763 AC.
- TOTAL AREA OF ROADWAYS TO BE RECORDED: 0.4045 AC.
- TOTAL AREA OF SUBDIVISION TO BE RECORDED: 1.5538 AC.

OWNERS:
 BA WATERLOO, LLC
 6406 IVY LANE, SUITE 700
 GREENBELT, MD 20770
 ATTN: CHRIS BLOCK
 PHONE: 301-623-3872
 SHIPLEY'S GRANT COMMUNITY ASSOCIATION, INC.
 6406 IVY LANE, SUITE 700
 GREENBELT, MD 20770
 ATTN: CHRIS BLOCK
 PHONE: 301-623-3872

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

Signature: *[Signature]*
 DATE: 7/19/17
 TITLE: CHIEF, DEVELOPMENT ENGINEERING DIVISION

Signature: *[Signature]*
 DATE: 7/31/17
 TITLE: DIRECTOR

OWNER'S DEDICATION

BA WATERLOO, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY BA WATERLOO TOWNHOMES, LLC, ITS MANAGING MEMBER, BY THOMAS A. BAUM, PRESIDENT AND SHIPLEY'S GRANT COMMUNITY ASSOCIATION, INC., BY THOMAS A. BAUM, PRESIDENT, 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 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.

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1986 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

WITNESS OUR HANDS THIS DAY OF

BY: *[Signature]*
 THOMAS A. BAUM, PRESIDENT

BY: *[Signature]*
 THOMAS A. BAUM, PRESIDENT

ATTEST: *[Signature]*

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 TO BA WATERLOO, LLC BY A SPECIAL WARRANTY DEED DATED JULY 19, 2007 AND RECORDED IN LIBER 10800 AT FOLIO 72, AND PART OF THE LAND CONVEYED TO SHIPLEY'S GRANT COMMUNITY ASSOCIATION, INC. BY A NO CONSIDERATION DEED DATED AUGUST 1, 2011 AND RECORDED IN LIBER 13523 AT FOLIO 84; ALSO BEING A RESUBDIVISION OF PARCEL "D-2" AS SHOWN ON A PLAT ENTITLED "SHIPLEY'S GRANT - PHASE IV, ..." AND RECORDED AS PLAT NO. 21017 AND COMMON OPEN SPACE LOT D-134 AS SHOWN ON A PLAT ENTITLED "SHIPLEY'S GRANT - PHASE VI, ..." AND RECORDED AS PLAT NO. 21720; 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.

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1986 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

Signature: *[Signature]*
 DATE: 6/19/2018
 TITLE: THOMAS C. O'CONNOR, JR. PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NO. 10954 (EXP. DATE: 07/03/2018)

RECORDED AS PLAT NUMBER **24271** ON **7/31/17**, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

SHIPLEY'S GRANT PHASE VIII
 LOTS D-151 THRU D-217, OPEN SPACE LOTS D-218 THRU D-221, AND COMMON OPEN SPACE LOTS D-222 AND D-223
 (A RESUBDIVISION OF BUILDABLE PARCEL "D-2", SHIPLEY'S GRANT - PHASE IV, PLAT NO. 21017 AND COMMON OPEN SPACE LOT D-134, PLAT NO. 21720)

ZONED: R-A-15
 1ST ELECTION DISTRICT
 SCALE: 1"=30'

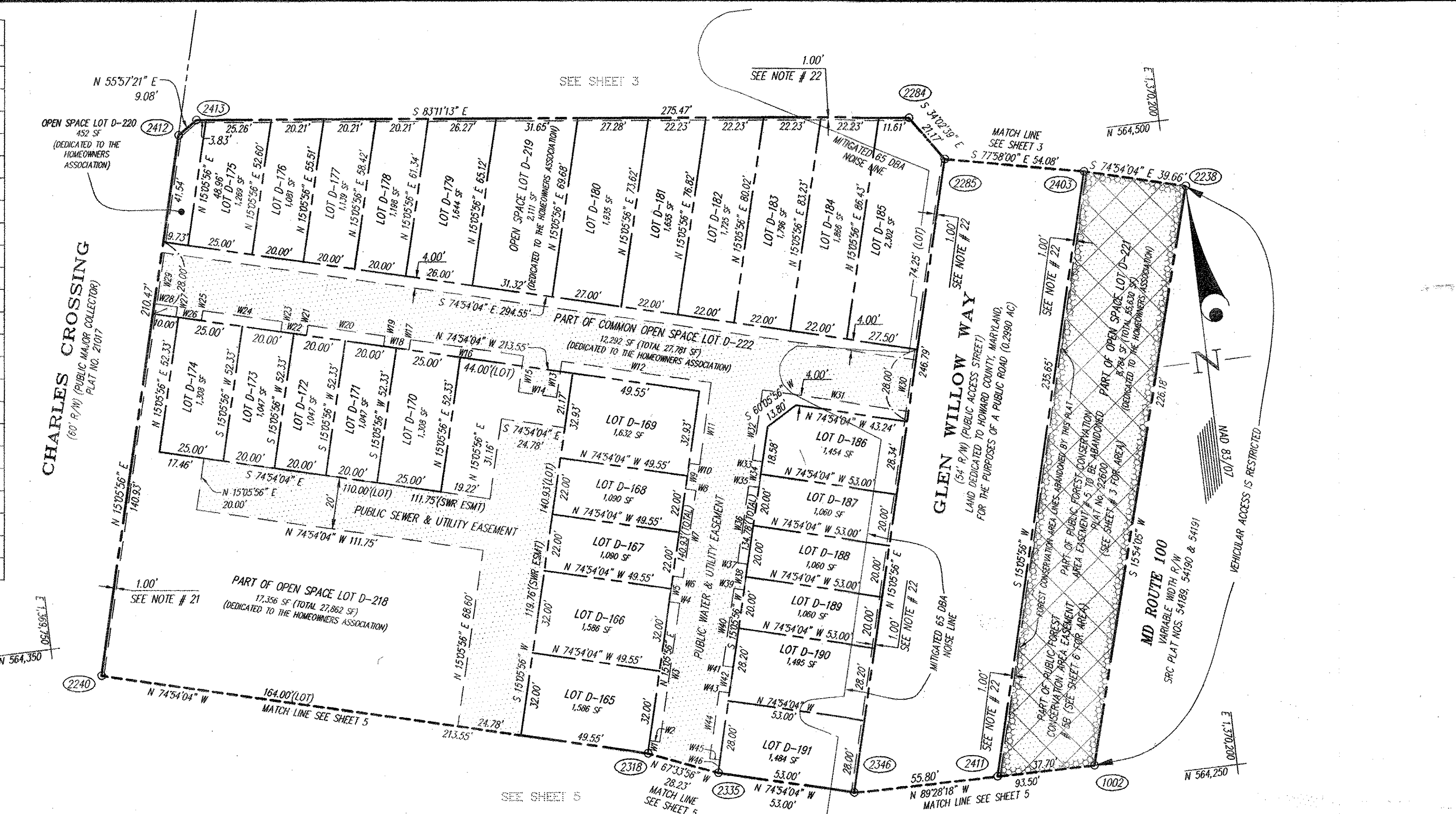
IM 37, GRID 2, P/O PARCEL 4
 HOWARD COUNTY, MARYLAND
 JUNE 2017

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

DRAWN BY: CHECK BY: 109

S:\Survey Drawings\03068\03068-PHASE VIII\PLATS\15063 PH 8 RPL 03.dwg, PLOTTED: 5/15/2017 11:41 AM, LAST SAVED: 5/17/2017 2:45 PM, PLOTTED BY: Román G. Labrador

PUBLIC WATER & UTILITY EASEMENT LINE TABLE THIS SHEET					
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
W1	N 15°05'56" E	5.00'	W24	N 74°54'04" W	31.00'
W2	S 74°54'04" E	4.00'	W25	S 15°05'56" W	4.00'
W3	N 15°05'56" E	54.00'	W26	N 74°54'04" W	10.00'
W4	N 74°54'04" W	4.00'	W27	N 15°05'56" E	4.00'
W5	N 15°05'56" E	10.00'	W28	N 74°54'04" W	9.00'
W6	S 74°54'04" E	4.00'	W29	N 15°05'56" E	20.00'
W7	N 15°05'56" E	34.00'	W30	S 15°05'56" W	20.00'
W8	N 74°54'04" W	4.00'	W31	N 74°54'04" W	57.00'
W9	N 15°05'56" E	10.00'	W32	S 15°05'56" W	27.34'
W10	S 74°54'04" E	4.00'	W33	S 74°54'04" E	4.00'
W11	N 15°05'56" E	31.93'	W34	S 15°05'56" W	10.00'
W12	N 74°54'04" W	58.33'	W35	N 74°54'04" W	4.00'
W13	S 15°05'56" W	14.00'	W36	S 15°05'56" W	30.00'
W14	N 74°54'04" W	15.00'	W37	S 74°54'04" E	4.00'
W15	N 15°05'56" E	14.00'	W38	S 15°05'56" W	10.00'
W16	N 74°54'04" W	44.22'	W39	N 74°54'04" W	4.00'
W17	S 15°05'56" W	4.00'	W40	S 15°05'56" W	30.08'
W18	N 74°54'04" W	10.00'	W41	S 74°54'04" E	4.00'
W19	N 15°05'56" E	4.00'	W42	S 15°05'56" W	10.00'
W20	N 74°54'04" W	30.00'	W43	N 74°54'04" W	4.00'
W21	S 15°05'56" W	4.00'	W44	S 15°05'56" W	26.12'
W22	N 74°54'04" W	10.00'	W45	S 74°54'04" E	4.00'
W23	N 15°05'56" E	4.00'	W46	S 15°05'56" W	5.00'

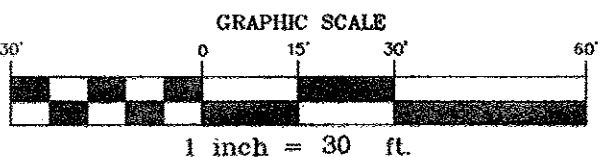


TABULATION OF FINAL PLAT - THIS SHEET

- TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED: 29 + P/O 3
- TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED: 27
- TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED: 0.8715 AC.
- TOTAL NUMBER OF COMMON OPEN AREA LOTS TO BE RECORDED: P/O 1
- TOTAL AREA OF COMMON OPEN AREA LOTS TO BE RECORDED: 0.2822 AC.
- TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED: 2 + P/O 2
- TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED: 0.6590 AC.
- TOTAL AREA OF ROADWAYS TO BE RECORDED: 0.2990 AC.
- TOTAL AREA OF SUBDIVISION TO BE RECORDED: 2.1117 AC.

OWNERS:
 BA WATERLOO, LLC
 6406 IVY LANE, SUITE 700
 GREENBELT, MD 20770
 ATTN: CHRIS BLOCK
 PHONE: 301-623-3672

SHIPLEY'S GRANT COMMUNITY ASSOCIATION, INC.
 6406 IVY LANE, SUITE 700
 GREENBELT, MD 20770
 ATTN: CHRIS BLOCK
 PHONE: 301-623-3672



LEGEND:

- PROPERTY LINE
- INES TO BE ABANDONED BY THIS PLAT
- PUBLIC EASEMENTS
- FOREST CONSERVATION AREA EASEMENT TO BE ABANDONED
- SHADING FOR ALL EASEMENTS
- MITIGATED 65 DBA NOISE LINE EASEMENT

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

DATE: 7/2/17
 DATE: 7/31/17

OWNER'S DEDICATION
 BA WATERLOO, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY BA WATERLOO TOWNHOMES, LLC, ITS MANAGING MEMBER, BY THOMAS A. BAUM, PRESIDENT AND SHIPLEY'S GRANT COMMUNITY ASSOCIATION, INC., BY THOMAS A. BAUM, PRESIDENT, 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 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, FLOODPLANS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; (2) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR PUBLIC USE; THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLANS AND OPEN SPACE WHERE APPLICABLE; AND (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.

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.

WITNESS OUR HANDS THIS DAY OF
 BA WATERLOO, LLC
 BY: BA WATERLOO TOWNHOMES, LLC
 ITS MANAGING MEMBER
 THOMAS A. BAUM, PRESIDENT
 SHIPLEY'S GRANT COMMUNITY ASSOCIATION, INC.
 THOMAS A. BAUM, PRESIDENT
 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 TO BA WATERLOO, LLC BY A SPECIAL WARRANTY DEED DATED JULY 19, 2007 AND RECORDED IN LIBER 10800 AT FOLIO 72, AND PART OF THE LAND CONVEYED TO SHIPLEY'S GRANT COMMUNITY ASSOCIATION, INC. BY A NO CONSIDERATION DEED DATED AUGUST 1, 2011 AND RECORDED IN LIBER 13523 AT FOLIO B4; ALSO BEING A RESUBDIVISION OF PARCEL "D-2" AS SHOWN ON A PLAT ENTITLED "SHIPLEY'S GRANT - PHASE IV, ..." AND RECORDED AS PLAT NO. 21017 AND COMMON OPEN SPACE LOT D-134 AS SHOWN ON A PLAT ENTITLED "SHIPLEY'S GRANT - PHASE VI, ..." AND RECORDED AS PLAT NO. 21720; 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.

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.

THOMAS C. O'CONNOR, JR.
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NO. 10954 (EXP. DATE: 07/03/2018)
 DATE: 6/19/17

RECORDED AS PLAT NUMBER **24272** ON **7/31/17**, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

SHIPLEY'S GRANT - PHASE VIII
 LOTS D-151 THRU D-217, OPEN SPACE LOTS D-218 THRU D-221, AND COMMON OPEN SPACE LOTS D-222 AND D-223

(A RESUBDIVISION OF BUILDABLE PARCEL "D-2", SHIPLEY'S GRANT - PHASE IV, PLAT NO. 21017 AND COMMON OPEN SPACE LOT D-134, PLAT NO. 21720)

ZONED: R-A-15 TM 37, GRID 2, P/O PARCEL 4
 1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1"=30' SHEET 4 OF 6 JUNE 2017

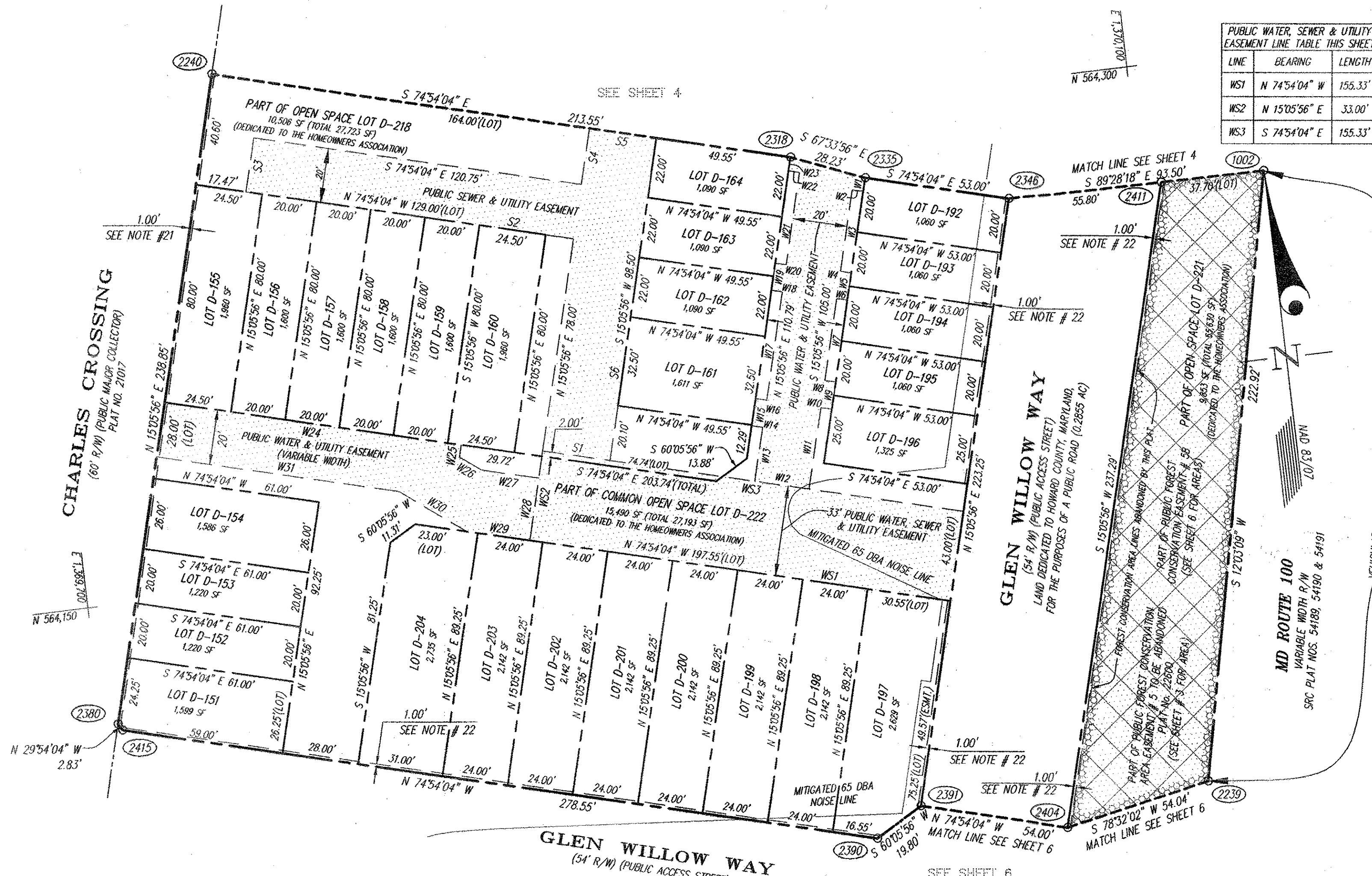
GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BALT. 410-880-1800 DC/VA 301-988-2524 FAX: 301-421-4186
 DRAWN BY: [Signature] CHECK BY: [Signature]

S:\Survey Drawings\03006\13063-PHASE VIII\PLATS\13063 PH 8 RPL 04.dwg PLOTTED: 6/13/2017 11:42 AM, LAST SAVED: 5/17/2017 2:34 PM, PLOTTED BY: Ramon G. Labrador

LINE	BEARING	LENGTH
W1	S 15°05'56" W	5.00'
W2	N 74°54'04" W	4.00'
W3	S 15°05'56" W	30.00'
W4	S 74°54'04" E	4.00'
W5	S 15°05'56" W	10.00'
W6	N 74°54'04" W	4.00'
W7	S 15°05'56" W	30.00'
W8	S 74°54'04" E	4.00'
W9	S 15°05'56" W	10.00'
W10	N 74°54'04" W	4.00'
W11	S 15°05'56" W	30.00'
W12	N 74°54'04" W	20.00'
W13	S 15°05'56" E	19.85'
W14	N 74°54'04" W	4.00'
W15	S 15°05'56" E	10.00'
W16	S 74°54'04" E	4.00'
W17	S 15°05'56" E	39.76'
W18	N 74°54'04" W	4.00'
W19	S 15°05'56" E	10.00'
W20	S 74°54'04" E	4.00'
W21	N 15°05'56" E	34.00'
W22	N 74°54'04" W	4.00'
W23	N 15°05'56" E	5.00'
W24	S 74°54'04" E	108.50'
W25	S 15°05'56" W	4.44'
W26	S 52°24'04" E	9.30'
W27	S 74°54'04" E	21.13'
W28	S 15°05'56" W	23.00'
W29	N 74°54'04" W	23.09'
W30	N 52°24'04" W	28.74'
W31	N 74°54'04" W	89.57'

LINE	BEARING	LENGTH
WS1	N 74°54'04" W	155.33'
WS2	N 15°05'56" E	33.00'
WS3	S 74°54'04" E	155.33'

LINE	BEARING	LENGTH
S1	N 74°54'04" W	24.78'
S2	N 74°54'04" W	120.75'
S3	N 15°05'56" E	20.00'
S4	N 15°05'56" E	20.60'
S5	S 74°54'04" E	24.78'
S6	S 15°05'56" W	118.60'



LEGEND:

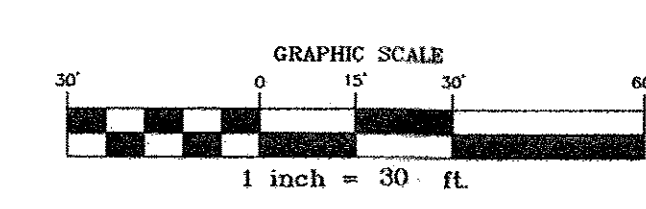
- LINES TO BE ABANDONED BY THIS PLAT
- - - PUBLIC EASEMENTS
- [Pattern] FOREST CONSERVATION AREA EASEMENT
- [Pattern] FOREST CONSERVATION AREA EASEMENT TO BE ABANDONED
- [Shading] SHADING FOR ALL EASEMENTS
- MITIGATED 65 DBA NOISE LINE
- - - PROPERTY LINE

TABULATION OF FINAL PLAT - THIS SHEET

1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:	27 + P/O 3
2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	27
3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	1,0240 AC.
4. TOTAL NUMBER OF COMMON OPEN AREA LOTS TO BE RECORDED:	P/O 1
5. TOTAL AREA OF COMMON OPEN AREA LOTS TO BE RECORDED:	0.3556 AC.
6. TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	P/O 2
7. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	0.4674 AC.
8. TOTAL AREA OF ROADWAYS TO BE RECORDED:	0.2854 AC.
9. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	2.1324 AC.

OWNERS:

BA WATERLOO, LLC 6406 IVY LANE, SUITE 700 GREENBELT, MD 20770 ATTN: CHRIS BLOCK PHONE: 301-623-3672	SHIPLEY'S GRANT COMMUNITY ASSOCIATION, INC. 6406 IVY LANE, SUITE 700 GREENBELT, MD 20770 ATTN: CHRIS BLOCK PHONE: 301-623-3672
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APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.

William for Maureen Roseman 7/10/2017
COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Jim Marjano 7/10/17
DIRECTOR

OWNER'S DEDICATION

BA WATERLOO, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY BA WATERLOO TOWNHOMES, LLC, ITS MANAGING MEMBER, BY THOMAS A. BAUM, PRESIDENT AND SHIPLEY'S GRANT COMMUNITY ASSOCIATION, INC., BY THOMAS A. BAUM, PRESIDENT, 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 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.

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.

WITNESS OUR HANDS THIS DAY OF

BY: *Thomas A. Baum* THOMAS A. BAUM, PRESIDENT
BY: *Thomas A. Baum* THOMAS A. BAUM, PRESIDENT

ATTEST: *gnwaffe* ATTEST: *gnwaffe*

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 TO BA WATERLOO, LLC BY A SPECIAL WARRANTY DEED DATED JULY 19, 2007 AND RECORDED IN LIBER 10800 AT FOLIO 72, AND PART OF THE LAND CONVEYED TO SHIPLEY'S GRANT COMMUNITY ASSOCIATION, INC. BY A NO CONSIDERATION DEED DATED AUGUST 1, 2011 AND RECORDED IN LIBER 13523 AT FOLIO 84; ALSO BEING A RESUBDIVISION OF PARCEL "D-2" AS SHOWN ON A PLAT ENTITLED "SHIPLEY'S GRANT - PHASE IV, ..." AND RECORDED AS PLAT NO. 21017 AND COMMON OPEN SPACE LOT D-134 AS SHOWN ON A PLAT ENTITLED "SHIPLEY'S GRANT - PHASE VI, ..." AND RECORDED AS PLAT NO. 21720; 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. 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.

Thomas C. O'Connor, Jr. 6/19/2017
THOMAS C. O'CONNOR, JR. DATE
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 10954 (EXP. DATE: 07/03/2018)

RECORDED AS PLAT NUMBER **24273** ON **7/11/17**, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

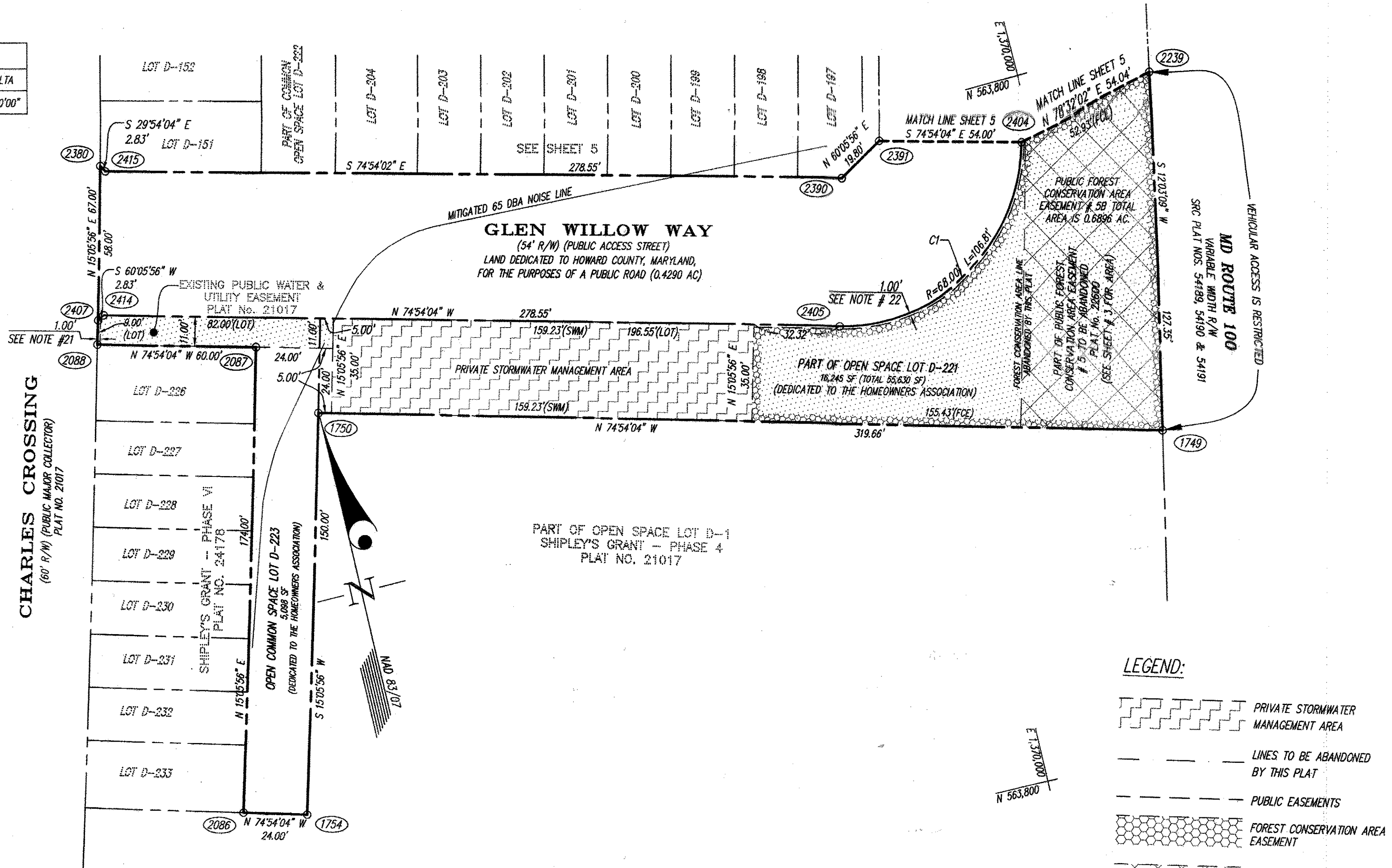
SHIPLEY'S GRANT - PHASE VIII
LOTS D-151 THRU D-217, OPEN SPACE LOTS D-218 THRU D-221, AND COMMON OPEN SPACE LOTS D-222 AND D-223
(A RESUBDIVISION OF BUILDABLE PARCEL "D-2", SHIPLEY'S GRANT - PHASE IV, PLAT NO. 21017 AND COMMON OPEN SPACE LOT D-134, PLAT NO. 21720)

ZONED: R-A-15 TM 37, GRID 2, P/O PARCEL 4
1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1"=30' SHEET 5 OF 6 JUNE 2017

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 FAX: 301-421-4189
DRAWN BY: CHECK BY:

S:\Survey Drawings\03006\13063-Phase VIII\PLATS\13063 PH 8 RPL 05.dwg, PLOTTED: 6/13/2017 11:42 AM, LAST SAVED: 5/17/2017 2:35 PM, PLOTTED BY: Ramon G. Labrador

CURVE TABULATION						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
2404-2405	68.00'	106.81'	68.00'	96.17'	S 60°05'56" W	90°00'00"



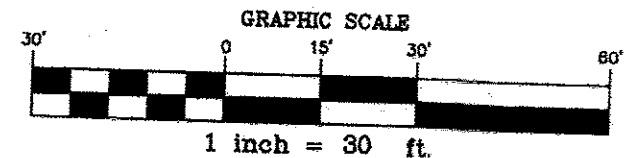
- LEGEND:**
- PRIVATE STORMWATER MANAGEMENT AREA
 - LINES TO BE ABANDONED BY THIS PLAT
 - PUBLIC EASEMENTS
 - FOREST CONSERVATION AREA EASEMENT
 - FOREST CONSERVATION AREA EASEMENT TO BE ABANDONED
 - SHADING FOR ALL EASEMENTS
 - MITIGATED 65 DBA NOISE LINE
 - PROPERTY LINE

TABULATION OF FINAL PLAT - THIS SHEET

1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:	1 + P/O 1
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 AREA LOTS TO BE RECORDED:	1
5. TOTAL AREA OF COMMON OPEN AREA LOTS TO BE RECORDED:	0.1170 AC.
6. TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	P/O 1
7. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	0.3730 AC.
8. TOTAL AREA OF ROADWAYS TO BE RECORDED:	0.4290 AC.
9. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	0.9190 AC.

OWNERS:

BA WATERLOO, LLC 6406 IVY LANE, SUITE 700 GREENBELT, MD 20770 ATTN: CHRIS BLOCK PHONE: 301-623-3672	SHIPLEY'S GRANT COMMUNITY ASSOCIATION, INC. 6406 IVY LANE, SUITE 700 GREENBELT, MD 20770 ATTN: CHRIS BLOCK PHONE: 301-623-3672
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APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.

Madeline M. Rossman 7/10/2017
COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Dianna... 7/10/17
CHIEF, DEVELOPMENT ENGINEERING DIVISION

... 7/10/17
DIRECTOR

OWNER'S DEDICATION

BA WATERLOO, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY BA WATERLOO TOWNHOMES, LLC, ITS MANAGING MEMBER, BY THOMAS A. BAUM, PRESIDENT AND SHIPLEY'S GRANT COMMUNITY ASSOCIATION, INC., BY THOMAS A. BAUM, PRESIDENT, 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 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.

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.

WITNESS OUR HANDS THIS DAY OF

BY: *Thomas A. Baum*
THOMAS A. BAUM, PRESIDENT

BY: *Thomas A. Baum*
THOMAS A. BAUM, PRESIDENT

ATTEST: *...*

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 TO BA WATERLOO, LLC BY A SPECIAL WARRANTY DEED DATED JULY 19, 2007 AND RECORDED IN LIBER 10800 AT FOLIO 72, AND PART OF THE LAND CONVEYED TO SHIPLEY'S GRANT COMMUNITY ASSOCIATION, INC. BY A NO CONSIDERATION DEED DATED AUGUST 1, 2011 AND RECORDED IN LIBER 13523 AT FOLIO 84; ALSO BEING A RESUBDIVISION OF PARCEL "D-2" AS SHOWN ON A PLAT ENTITLED "SHIPLEY'S GRANT - PHASE IV, ..." AND RECORDED AS PLAT NO. 21017 AND OPEN SPACE LOT D-134 AS SHOWN ON A PLAT ENTITLED "SHIPLEY'S GRANT - PHASE VI, ..." AND RECORDED AS PLAT NO. 21720; 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.

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Thomas C. O'Connor, Jr. 6/19/2017
THOMAS C. O'CONNOR, JR.
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 10954 (EXP. DATE: 07/03/2018)

RECORDED AS PLAT NUMBER 24274 ON 7/31/17, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

SHIPLEY'S GRANT PHASE VIII
LOTS D-151 THRU D-217, OPEN SPACE LOTS D-218 THRU D-221, AND COMMON OPEN SPACE LOTS D-222 AND D-223
(A RESUBDIVISION OF BUILDABLE PARCEL "D-2", SHIPLEY'S GRANT - PHASE IV, PLAT NO. 21017 AND COMMON OPEN SPACE LOT D-134, PLAT NO. 21720)

ZONED: R-A-15 TM 37, GRID 2, P/O PARCEL 4
1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1"=30' SHEET 6 OF 6 JUNE 2017

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: CHECK BY: *...*