General Notes:

- Zoning: Site is being developed under the Amended 5th Edition of the Subdivision and Land development Regulations for RA-15 (including the Supplementary Regulations for Traditional Residential neighborhoods) and B-1. This plan is subject to the new Comprehensive Zoning Regulations effective 10/06/13.
- 2. Land planning by the Lessard Architectural Group, inc.
- Wetland delineation by Exploration Research, Inc. Jurisdictional determination and verification of delineation of waters of the U.S. by U.S. Army Corps of Engineers on 3/28/03. No clearing, grading or construction is permitted within wetlands, streams or their required buffers, unless approved by DPZ as necessary disturbances or waivers have been approved. The Department of Planning and Zoning has determined that the proposed road crossing located within the environmental features and buffers are considered necessary road disturbances in accordance with Section 16.116(c) of the Howard County Subdivision and Land Development Regulations.
- Traffic Study is by The Traffic Group, dated Jan. 26, 2004. Off-site road improvements will be made in accordance with this study. See Traffic Group Letter dated 1/23/14 which verifies that the 78 townhouse plan on the former Chapel & Office Parcels will have less traffic than assumed in the original traffic study.
- 5. This project is in conformance with the latest Howard County standards unless waivers have been approved.
- 6. The Cemetery Inventory Maps do not show any cemeteries within the project limits.
- 7. The Scenic Roads Map does not indicate any scenic roads within or adjacent to the project limits.
- 8. Aerial topography by McKenzie Snyder, Inc. on 3/23/03. Topography NW 8. of Md Route 108 provided by Ho.
- 9. Boundary information is from boundary surveys by Gutschick, Little, and Weber, P.A., dated May, 2003.
- 10. Existing utilities were taken from available Howard County records.
- 11. Where referred to herein, "Lot(s)" includes lot(s) and, where appropriate, land condominium unit(s).
- 12. This property is within the Metropolitan District.
- 13. Public water and sewer to be utilized.
- 14. Horizontal and vertical datum is based on Howard County Control Stations: 3IGA, 37A4
- 15. Sediment and erosion control measures will be included with Final Plans and Site Development Plans.
- 16. Information for the 100-Year Floodplain taken from the approved preliminary study prepared by Gutschick,
- 17. The existing stormwater management facility shown on sheet 2 provides stormwater management for this site *** Facility Number 5 is a Wet Pond (P-2) with infiltration per the approved Stormwater Management Administrative waiver dated June 6, 2012.
- 18. Soils data is taken from the Soil Survey of Howard County, Md. issued July 1968 (sheet 25).
- 19. Vehicular ingress & earess to MD Route 108 is prohibited except as indicated. Vehicular ingress and egress to Snowden River Parkway and MD Route 100 is prohibited.
- 20. On July 14, 2004, MP 04-105, a waiver of Section 16.120.c.(4) was granted which requires single family attached lots to have at least 15' of frontage onto a public road right-of-way; Section 16.119.e.(5), which requires truncation of public road right-of-way boundaries where public roads intersect (at corner lots); and Section 16.116.a.2.(1) which prohibits disturbance to streams and stream buffers, to allow construction of two pedestrian bridges to cross the streams. Subject to the following 2 conditions in the approval letter:
- 1. The disturbance to the stream and stream buffer related to the pedestrian bridges shall be minimized. The Preliminary Plan shall show the limit of disturbance and proposed grading associated with the bridges, and shall be subject to review and approval by the Subdivision Review Committee. 2. If it is determined by the DED that sight distance is inadequate at the intersections for which truncation as waived, then the appropriate easements must be added to the plan/plat.
- 21. The minimum width of Common Open Space Lots that contain alleys shall be 24 feet, The minimum width of alley drive lanes shall be 16 feet.
- 22. All public streets within this development shall have sidewalks on both sides of the roadway. SFA lots may not be encumbered with sidewalks and/or sidewalk easements.
- 23. A part of the Forest Conservation Easement shown on Lots D-173 through D-185 and on Open Space Lot D-219 will be abandoned and mitigation for the loss in easement area will be from the purchase of credits from an off-site Forest Mitigation Bank. The Forest Conservation Easement is sectioned as follows:

off-site Forest Conservation credit required _ 034 Ac.

- 24. This plan proposes a resubdivision of Parcel D-2, Shipley's Grant, Plat No. 21017.
- 25. Lots D-173 through D-185 will have front loading garages.

TENTATIVELY APPROVED

DEPARTMENT OF PLANNING AND ZONING

HOWARD COUNTY

L\CADD\DRAWINGS\03006\Sketch Plon\PARCEL D-2\03006-SK1-CS.dwg DES. WsJ DRN. WsJ CHK. MJT

- 26. All private alleys (A, B, C and D) are designed to support 2-way traffic.
- 27. All units have 2 car garages with the exception of the 7 proposed 'Moderate Income Housing Units (MIHU), Lots 152, 153, 154, 164, 165, 169 and 170 (Which are denoted with an 'M'), which have one-car garages. All of the MIHU's have driveways providing a second space with the exception of units 164 and 165. Two additional surface parking spaces are provided nearby units 164 and 165 and will be reserved for those two units only and this will be enforced by the Homeowners Association. All units with 1 or 2 car garages must use their garages for automobile parking only and enforcement of this parking restriction is the responsibility of the
- 28. The proposed pool size is 1,800 sf, a maximum of 5' deep, and can accommodate a maximum of 150 people as confirmed by an email from the Health Department on Oct. 22-23, 2014.
- 29. The proposed pool building as shown on Sheet 2 is associated with the pool use and no additional parking is required. If uses of the building extend beyond changing rooms for the pool and minor amenities, such as an area of public assembly, additional parking may be required along Charles Crossing to allow space for

STORMWATER MAN	NAGEMENT SUMMARY TA	BLE
Number		5***
Hazard Classification	>	Α
Existing	Drainage Area (Ac.)	11.42
	Rev (Cu. ft.)	9,923
Required	WQV (Ac. ft.)	0.912
	Cpv (Cu. ft.)	66,86
tt. d. th.	Qp10 (cfs)	16.20
Exisiting	aploo (cfs)	34.43
Proposed	Drainage Area (Ac.)	17.22
	Rev (Cu. ft.)	9,923
Required	WQV (Ac. ft.)	0.981
· · · · · · · · · · · · · · · · · · ·	Cpv (Cu. ft.)	67,140
Pagagad	OplO (cfs)	70.18

Proposed

Trenches ((1-1) proposed throughout the site. Pre-treatment is proposed by underground water quality structures (Stormceptors).

Qp100 (cfs)

105.38

	EXISTING BUILDINGS
***************************************	EXISTING CONTOURS
	EX. TREES/TREE LINES
	STREAM
200 200	LIMIT OF 50 ft. STREAM BUFFER
(* * * * * *)	WETLAND
No No	LIMIT OF 25 ft. WETLAND BUFFER
100 M TOODPLN	APPROX. FLOOD PLAIN LIMIT
Mar Los	LIMIT OF SUBMISSION
\otimes	OPEN SPACE (CREDITED)
	REC. OPEN SPACE (NON-CREDIT)
	TND OPEN SPACE
М	PROPOSED MODERATE INCOME HOUSING UNITS
	EXISTING FOREST CONSERVATION ESMT TO REMAIN (PLAT No. 21017)

UNIT TABULATION									
	MAXIMU	M UNITS PERMITTED			PROPOSE	D R-A-1	5 UNITS		
PHASE No.		MAX. UNIT DENSITY (15 Units / Net Ac.)	TOTAL UNITS ON-SITE	REQUIRED MIHU's @ 10%	MARKET RATE SFA UNITS	MIHU ON-SITE	OFF-SITE	ICONDOMINIUM/ APARTMENT UNITS	PROPOSED UNIT DENSITY
PHASE I	12.27 AC.	184	62	6	54	8	0	0	5.1 UNITS/NET AC.
PHASE II	5.81 AC.	87	62 (66)	6	62 (66)	0	8	0	10.7 (11.4) UNITS/NET AC.
PHASE III	12.44 AC.	186	65 (69)	7	65 (69)	0	6	0	5.2 (5.5) UNITS/NET AC.
PHASE IV	5.77 AC.	86	65 (57)	7	. 17	0	6	48 (40)	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	4.21 AC.	63	83	8	49	2	2	32	19.7 UNITS/ NET AC.
PHASE VII	0.75 AC.	11	13	1	12	1	0	0	17.3 UNITS/ NET AC.
PHASE VIII	6.59 AC.	98	65	7	58	7	0	0	9.9 UNITS/NET AC.
SITE TOTAL	46.75 AC.	797	474	48	372 (380)	22	26	80 (72)	8.7 UNITS/NET AC.

- 1. OF THE 48 MIHU'S THAT ARE REQUIRED, 22 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-152, D-153, D-154, D-164,
- D-165, D-169 & D-170) AND 26 ARE TO BE PROVIDED OFF-SITE. 2. THE NUMBERS IN PARENTHESIS ARE THE RESULT OF TRANSFERRING 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.
- 3. THE PHASE IV APARTMENTS ARE ON SDP-10-087. PHASE VI LOTS D-124 THRU D-131 WILL BE PART OF A FUTURE SDP (INCLUDED IN UNIT TABULATION).

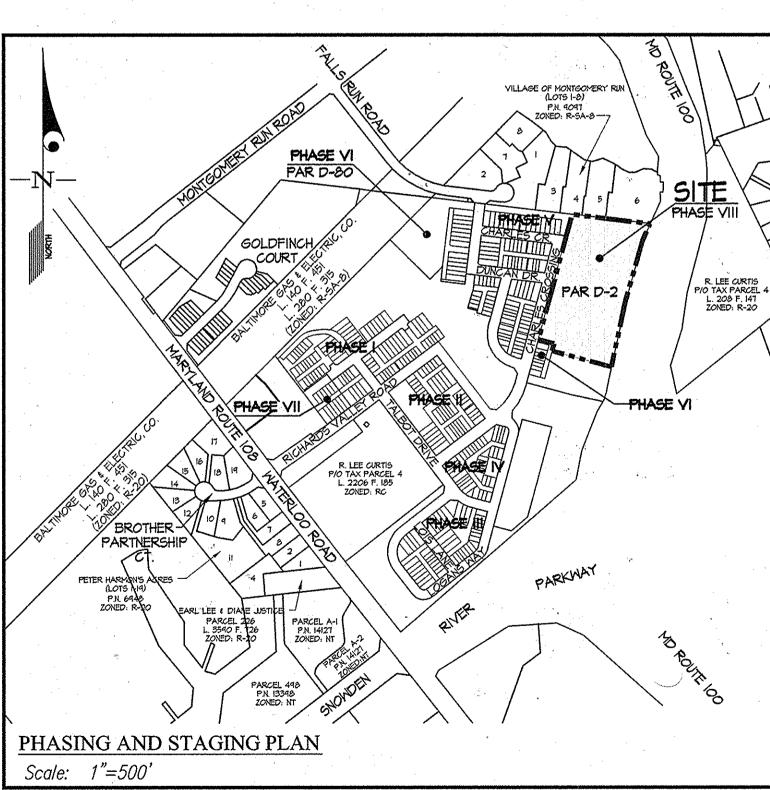
REVISION

- PHASE V LOT C-337 WAS INCLUDED IN SDP-10-082
- 6. THE PHASE VI APARTMENTS ARE ON SDP 12-045

VILLAGE OF MONTGOMERY RUN (LOTS 1-8) P.N. 9091 ZONED: R-SA-8—7 ~COURT/ BROTHER X PARKWAY OVERALL PROPERTY OUTLINE Scale: 1"=500'

SUBDIVISION SKETCH PLAN

SHIPLEY'S GRANT



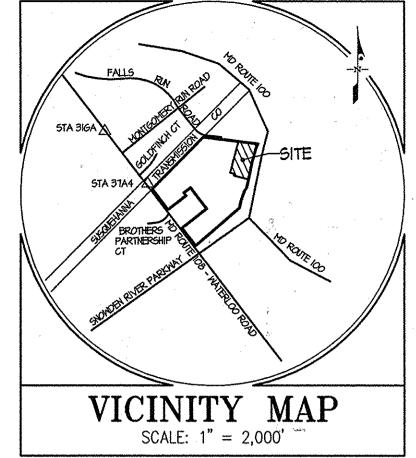
SHEET INDEX I. COVER SHEET

2. SKETCH PLAN

Howard County Control Stations

STANDARD DISC ON CONCRETE MONUMENT N 564,925.75, E 1,367,067.65

ELEV. = 437.28 STANDARD DISC ON CONCRETE MONUMENT N 563,835.91, E 1,367,971.65



ADC MAP PAGE 34 GRID B-I

TOTAL O.S.

* 20,283 -

2656

400

59,310

- Zoning:per the October 6, 2013 Comprehensive Zoning Plan: R-A-15 Applicable DPZ File Reference: None Proposed Use of Site: Residential Proposed Water and Sewer Systems: Public
- 2. Area Tabulation Gross Area of Site: 6.59 Acres. Gross area of R-A-15 Zone site: 6.59 Acres.
- Net area of R-A-15 Zone site: 6.59 Acres. Area of lots: 2.75 Acres Area of proposed open space lots: 2.44 Acres Area of Prop. Public Rds: 1.40 Acres. Area of Prop. Private Rds: 0.51 Acres.

3. Unit/Lot Tabulation A. R-A-15 Zone

SITE ANALYSIS

I. General Site Data

- Total number of residential units/lots allowed for project (15 dwelling units/net acre): $99(6.59 \times 15 = 99)$ units) Number of residential units/lots proposed on this submission: 65 units Density of project per net acre: 9.86 units/ac.
- Total number of open space lots proposed: 6 Total number of common open space lots proposed: Total number of Moderate Income Housing Units Required (10% of D.U.): 7 Units Total number of Moderate Income Housing Units Provided: 7 Units
- B. Open Space Data: Open Space Required: 1.65 Acres (6.59 acres of RA-15 zone x 25% = 1.65 acres) Total Open Space provided on this submission: 1.90 Acres.
- Credited Open Space: 1.69 Acres Non-Credited Open Space: 0.21 Acres Area of recreation open space required:
- 39 Lots x 400 sf/unit = 15,600 sf 23 Lots w/o 15 ft usable yard x 700 sf/unit = 16,100 sf
- Area of recreation open space provided: 21,583 sf (Includes Amenity Credits) (20,283 sf Rec Open Space + 1,300 sf Amenity Credits)
- Area of TND open space required: 0.33 Acres (1.65 acres x 20% = 0.33 acres) Area of TND open space provided: 0.47 Acres
- 4. Residential Lot Types SFA: 65 lots

5. Parking Tabulations

Pool Parking Calculations:

- Total number of persons permitted in the pool at one time by the Health Department = 1800 sf x | person / 12 sf = 150 people Pool parking required @ I space / 10 persons permitted in the pool at
- one time by the Health Department = 15 spaces
- Parking Required:

 Standard Units 58 x 2.0 = 116 spaces

 MIHU 7 x 2.0 = 14 spaces
- Guest Parking $-65 \times 0.5 = 33$ spaces
- Pool Parking 15 spaces (See Pool Calculations above)*
 Total 178 spaces
- Parking Proposed: Standard Units - 58 x 2 Sp / Garage = 116 spaces - 7 x 1 Sp / Garage + 1 Sp / driveway / surface parking** = 14 spaces
- Guest and Pool 43 parallel spacés on Glen Willow Way 7 spaces on Prairie Landing Way
- Total 180 spaces * The pool size is 1,800 sf, a maximum of 5' deep, and can accommodate a maximum of 150 people as confirmed by an email from the Health Department on Oct. 22-23, 2014.
- ** 2 nearby surface parking spaces are provided for units 164 and 165 and will be reserved

LC	DT D-220	0		255	255
					Ç:
SEE DEV	ELOPMENT TRACK	ING CHART BELO	W FOR CUM	LATIVE OPEN SPA	CE TABULATIONS.
		OPEN SPACE ATION			
`	LOCATIO	N ARE	4 (Sq. Ft.)		ng Sundiction
\odot	0/5 D-2	6 1	7,776	# SEE PE-	ELOPMENT TRA
B	Amenity Cre	:dits I,	300	CHART BE	
				TABULATI	ve open space ons
					

OPEN SPACE

TABULATION*

17,776

0

56,171

CREDITED O.S. NON-CREDITED O.S

2507

2,656

3,139

LOCATION

LOT D-216

LOT D-217

LOT D-218

LOT D-219

, '-	Traditi	onal Neighborho Open Space	od Development Tabulation	(TND) ⁴	* .
LOCATION	PERIMETER (L.F.)	PUBLIC/PRIV. ROAD FRONTAGE REQUIRED	PUBLIC/PRIV. ROAD FRONTAGE PROPOSED	AREA REQUIRED	AREA PROPOSED
0/5 D-216	882	22I L.F. (25%)	244 L.F. (27.7%)	0.33 AC.	0.47 AC.
			CHART BELOW		

OPEN SPACE TABULATIONS.

	DADOS: AUUDED		DEVELOPMENT TRACKING CHART AND SITE ANALYSIS FOR %%UR-A-15 ZONE AREAS								
PHASE	PARCEL NUMBER OR HOWARD COUNTY FILE No.	PLAN STATUS	GROSS	100 YR. FLOODPLAIN	NET	MIN. O/S ¹ REQ'D	0/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. (61%)	24,800 S.F. ³	56,444 S.F.	0.68 AC./29,686 S.F.	1.08 AC./46,870 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.	0.36 AC./15,822 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.Fg	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	APPROVED	4.21 AC.	0.00 AC.	4.21 AC.	1.05 AC.	0.0 AC.	33,200 S.F. ³	19,396 S.F.	0.21 AC./9,169 S.F.	0 AC./0 S.F.
7	F 14–123/SDP–14–063 ⁵	PLANS SUBMITTED	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	PLANS SUBMITTED	6.59 AC.	0.00 Ac.	6.59 AC.	1.65 AC.	1.70 AC. (26%)	31,700 S.F. ⁶	17,776 S.F.	0.33 AC./14,353 S.F.	0.41 AC./17,776 S.F.
	AMENITY CREDITS 7 8						V		45,875 S.F.		
•	CUMULAT	IVE TOTAL	55.20 AC.	1.86 AC.	53.34 AC.	13.80 AC.	18.92 AC. (35%)	199,200 S.F.	202,170 S.F.	2.76 AC./120,224 SF	2.86 AC./124,487 S.F.

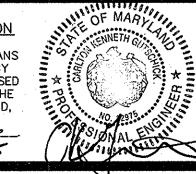
DEVELOPMENT TRACKING CHART AND SITE ANALYSIS NOTES:

- 1. MINIMUM REQUIRED OPEN SPACE (O/S) IS CALCULATED AS 25% OF THE GROSS AREA.
- 2. PERCENT OPEN SPACE PROVIDED IS OF THE GROSS AREA.
- 3. MINIMUM REQUIRED RECREATION OPEN SPACE (ROS) FOR PHASE I-VI IS CALCULATED AS 400 SF PER UNIT. 4. MINIMUM REQUIRED TRADITIONAL NEIGHBORHOOD O/S IS CALCULATED AS 20% OF THE REQUIRED OPEN SPACE.
- 5. 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. S. 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 LOT FOR LOTS D-161 THRU D-167, D-169, D-171, D-201, D-202, D-204 AND D-206 WHICH DO NOT HAVE A 15 FT USABLE YARD) - 23 LOTS x 700 SF = 16,100 SF + 39 LOTS x 400 SF = 15,600 SF FOR A TOTAL OF 31,700 SF. SEE REQUIRED RECREATION OPEN SPACE CALCULATIONS IN SITE ANALYSIS ABOVE.
- 7. 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 3,690 SF FOR A COMMUNITY CENTER, 3960 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.
- 8. 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, 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.
- 9. INCLUDES ADDITIONAL TND OS ADDED BY REDLINE TO SDP-07-046 IN JANUARY 2013
- 10. INCLUDES ADDITIONAL TND OS ADDED BY REDLINE TO SDP-10-082 IN JANUARY 2013

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

PREPARED FOR: BA WATERLOO TOWNHOUSES, LLC C/O BOZUTTO HOMES, INC. 7580 WALKER DRIVE SUITE 400 GREENBELT, MARYLAND 20770 ATTN.: DUNCAN SLIDELL 301-623-1525

PROFESSIONAL CERTIFICATION HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12975, EXPIRATION DATE: MAY 26, 2010



PHASE VIII SHIPLEY'S GRANT Lots D-151 - D-215, Open Space Lots D-216 - D-220, Common Open Space Lot D-221 ELECTION DISTRICT No. 1

COVER SHEET

	SCALE	ZONING	G. L. W. FILE N			
	AS SHOWN	RA-15	13063			
- ,	DATE	TAX MAP — GRID.	SHEET			
COUNTY, MARYLAND	JAN., 2015	37- 1&2	1 OF 2			

