

MONTPELIER SHOPPING CENTER

MONTPELIER RESEARCH PARK, PARCELS C-3 AND C-5

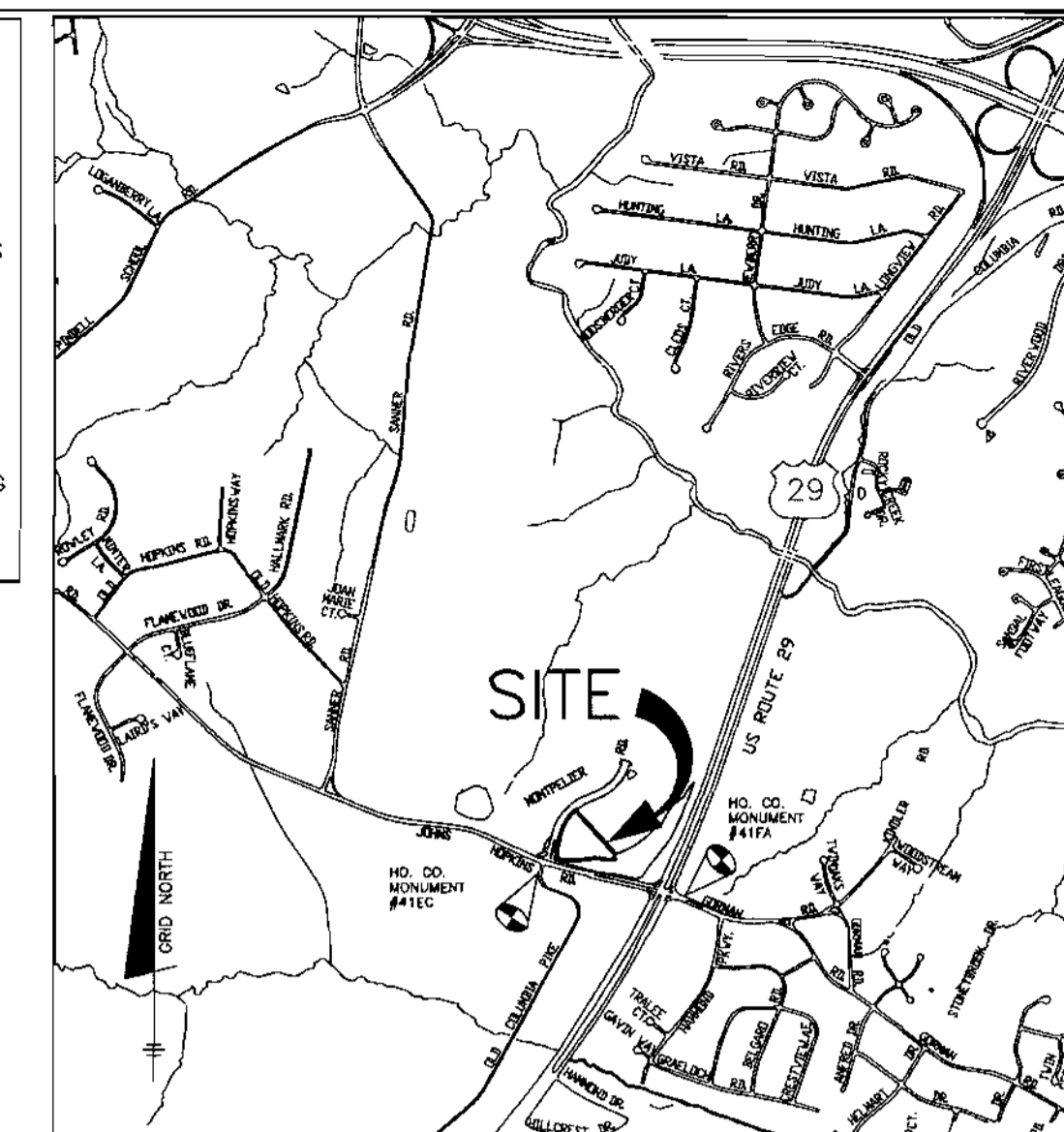
5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SITE DEVELOPMENT PLAN

GENERAL NOTES

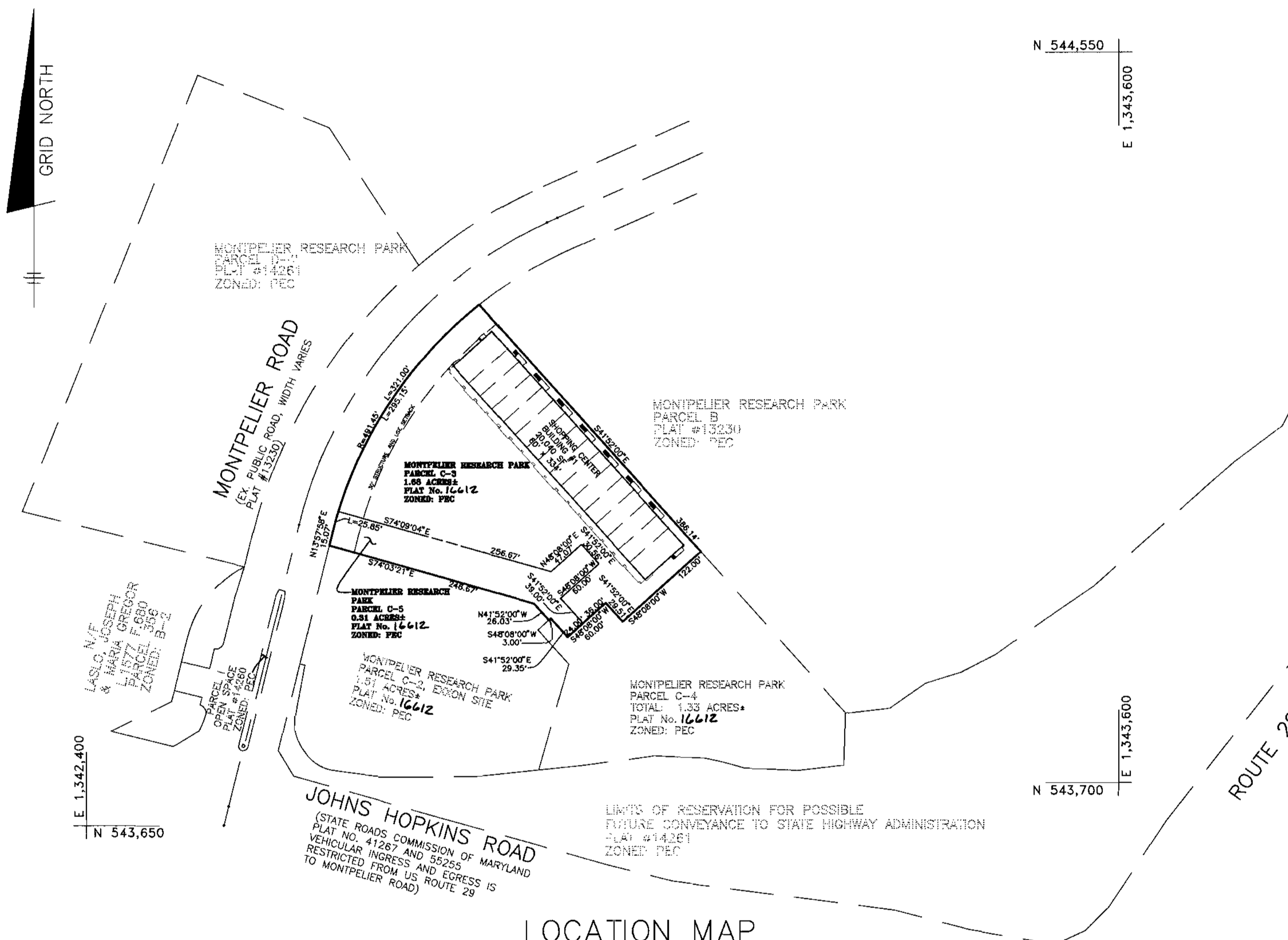
- THE SUBJECT PROPERTIES ARE ZONED PER THE 2/02/2004 COMPREHENSIVE ZONING PLAN.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY, PLUS MSHA STANDARDS AND SPECIFICATIONS, IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS CONSTRUCTION INSPECTION DIVISION AT 410-313-1880 AT LEAST (FIVE) 5 WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK AND RECEIVE CONFORMANCE THAT ALL UTILITIES HAVE BEEN MARKED BEFORE PROCEEDING WITH SITE WORK.
- TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE MOST CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
- ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- THE CONTOURS SHOWN HEREON HAVE BEEN TAKEN FROM FIELD RUN TOPOGRAPHIC SURVEYS AT 2' INTERVAL. THE TOPOGRAPHY WAS PREPARED BY BENCHMARK ENGINEERING, INC. DATED APRIL, 2003, AND SUPPLEMENTED WITH THE TOPOGRAPHY AS SHOWN ON F-98-45, SDP-98-011.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENTS NOS. 41EC AND 41FA WERE USED FOR THIS PROJECT.
- BOUNDARY SURVEY FOR THIS PROJECT WAS PERFORMED BY DMW (DAFT, McCUNE, WALKER, INC.) ON OR ABOUT JUNE 25, 1996.
- WATER AND SEWER FOR THIS SUBDIVISION IS PUBLIC. SEWER & WATER CONTRACT NOS. ARE #44-1160, #34-3054-D AND #44-4179-D. THE DRAINAGE AREA IS THE MIDDLE PATUXENT.
- STORMWATER MANAGEMENT FOR THIS PARCEL WAS PROVIDED UNDER SDP-98-011 IN A REGIONAL FACILITY ON PARCEL F-1.
- THERE ARE NO WETLANDS OR FLOODPLAIN WITHIN THE AREA OF THIS SUBMISSION.
- FOREST CONSERVATION OBLIGATION FOR THIS PROJECT WAS ADDRESSED UNDER F-98-45.
- A TRAFFIC STUDY HAS BEEN PREPARED BY CUNNINGHAM ASSOCIATES AND IS INCLUDED WITH THIS PLAN SUBMISSION.
- GEOTECHNICAL REPORT IS NOT REQUIRED.
- EXISTING UTILITIES WERE LOCATED BY RECORD DRAWINGS AND FIELD LOCATIONS BY BENCHMARK ENGINEERING INC., DATED APRIL, 2003. UNLESS NOTED AS "PRIVATE" ALL EASEMENTS ARE PUBLIC.
- PREVIOUS DEPARTMENT OF PLANNING AND ZONING REFERENCE NUMBERS INCLUDE: F-98-45, SDP-98-011, F-04-31 AND WP-98-12.
- CONTRACTOR SHALL ADJUST ALL UTILITIES, RIM ELEVATIONS AND INVERT ELEVATIONS AS NEEDED TO MATCH THIS PLAN.
- ALL EXTERIOR LIGHTING SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL VOLUME III (1993), ZONING SECTION 134 AND AS SHOWN ON THESE PLANS.
- ALL HANDICAP RAMPS SHALL BE IN ACCORDANCE WITH HOWARD COUNTY STD. DETAIL R4.01 AND ALL CURRENT ADA REQUIREMENTS.
- WAIVER PETITIONS WP-98-12 WAS GRANTED ON 8-22-97, DEFERRING LANDSCAPE REQUIREMENTS TO FINAL AND/OR SITE DEVELOPMENT PLANS AND FOR WAIVING THE REQUIREMENTS OF SKETCH AND PRELIMINARY PLANS FOR INITIAL STAGE OF SUBDIVISION. LANDSCAPING FOR PART OF PARCEL C-3 IS PROVIDED UNDER THIS SITE DEVELOPMENT PLAN.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING FOR PARCELS C-3 AND C-5 WILL BE POSTED AS PART OF THE GRADING PERMIT IN THE AMOUNT OF \$4,590.00.
- POSSIBLE FUTURE IMPROVEMENTS ON PARCELS C-2 AND C-4 ARE SHOWN FOR GRAPHICAL PURPOSES ONLY. THESE PARCELS CURRENTLY ARE IMPROVED WITH A WATER LINE ONLY. THERE ARE NO BUILDINGS OR PAVING.
- THE ALLOWED USES ON PARCEL C-3 ARE LIMITED TO THOSE LISTED IN SECTION 116.B.(33) OF THE ZONING REGULATIONS. PARCEL C-5 IS TO BE USED AS PRIVATE ACCESS TO PARCELS C-2, C-3 AND C-4. THERE ARE NO COMMERCIAL USES ALLOWED ON PARCEL C-5.

| BENCH MARKS | |
|--|-----------------|
| HO. CO. #41EC (NAD '83) | ELEV. 430.329' |
| STAMPED DISC ON CONCRETE MONUMENT BEING 23' NORTH OF A TRAFFIC SIGNAL POLE, 5.6' SOUTHWEST OF THE PC OF THE EDGE OF PAVING OF JOHNS HOPKINS ROAD AND 3.3' SOUTH OF THE EDGE OF PAVING OF JOHNS HOPKINS ROAD. | |
| N 543,588.822' | E 1,342,628.79' |
| HO. CO. #41FA (NAD '83) | ELEV. 407.585' |
| STAMPED DISC ON CONCRETE MONUMENT BEING 8' EAST OF BGE POLE #555388, 13.3' SOUTH OF LEFT REAR CORNER OF AN INLET AND 2.7' NORTH OF THE EDGE OF PAVING OF HAMMOND PARKWAY. | |
| N 543,109.869' | E 1,344,797.53' |



VICINITY MAP

SCALE: 1" = 2000'



LOCATION MAP

SCALE: 1" = 100'

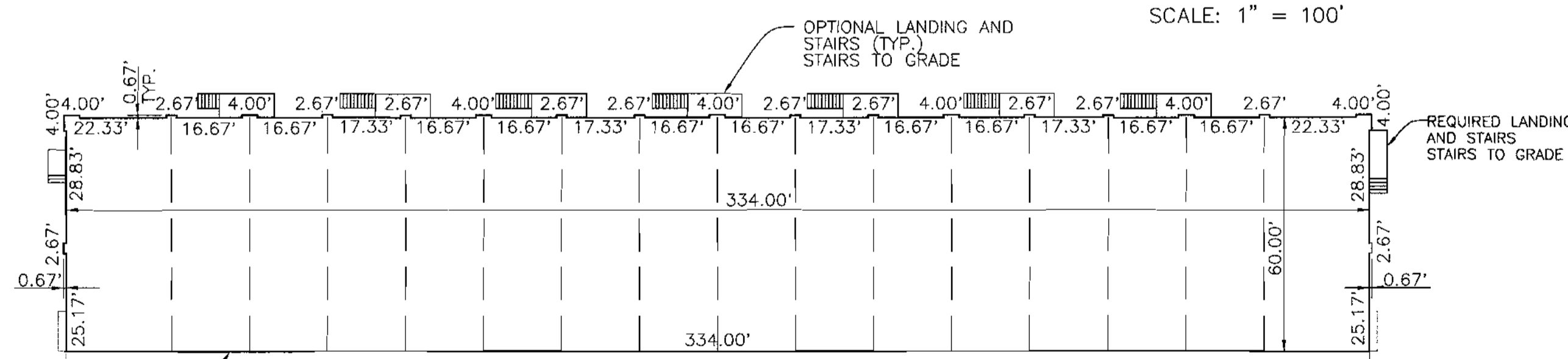
| SHEET INDEX | |
|-------------|--|
| NO. | DESCRIPTION |
| 1 | COVER SHEET |
| 2 | SITE DEVELOPMENT PLAN |
| 3 | SEDIMENT AND EROSION CONTROL PLAN |
| 4 | SEDIMENT AND EROSION NOTES AND DETAILS |
| 5 | STORM DRAIN DRAINAGE AREA MAP |
| 6 | STORM DRAIN, SHC AND WHC PROFILES AND DETAILS |
| 7 | LANDSCAPE AND STRIPING PLAN, NOTES AND DETAILS |

| USE TABULATION | | |
|----------------|-----------------------|--------------|
| PARCEL | USE | AREA |
| C-3 | *RETAIL/Commercial | 1.16 AC. (A) |
| TOTAL | SITE DEVELOPMENT PLAN | 1.16 AC.* |

* MAXIMUM ALLOWED RETAIL USE FOR ALL MONTPELIER RESEARCH PARK PER SECTION 116.B.33 OF THE ZONING REGS = 4.17 AC.

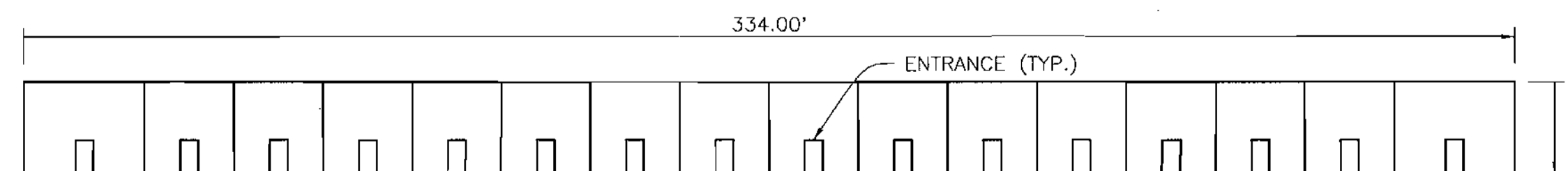
** See general note #24.

(A) Based on building area, plus parking lot area, plus any SWM area.



FOOTPRINT OF SHOPPING CENTER, BUILDING #1

SCALE: 1" = 30'



ELEVATION VIEW OF SHOPPING CENTER, BUILDING #1

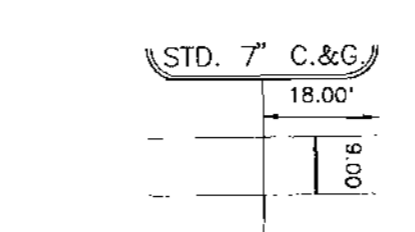
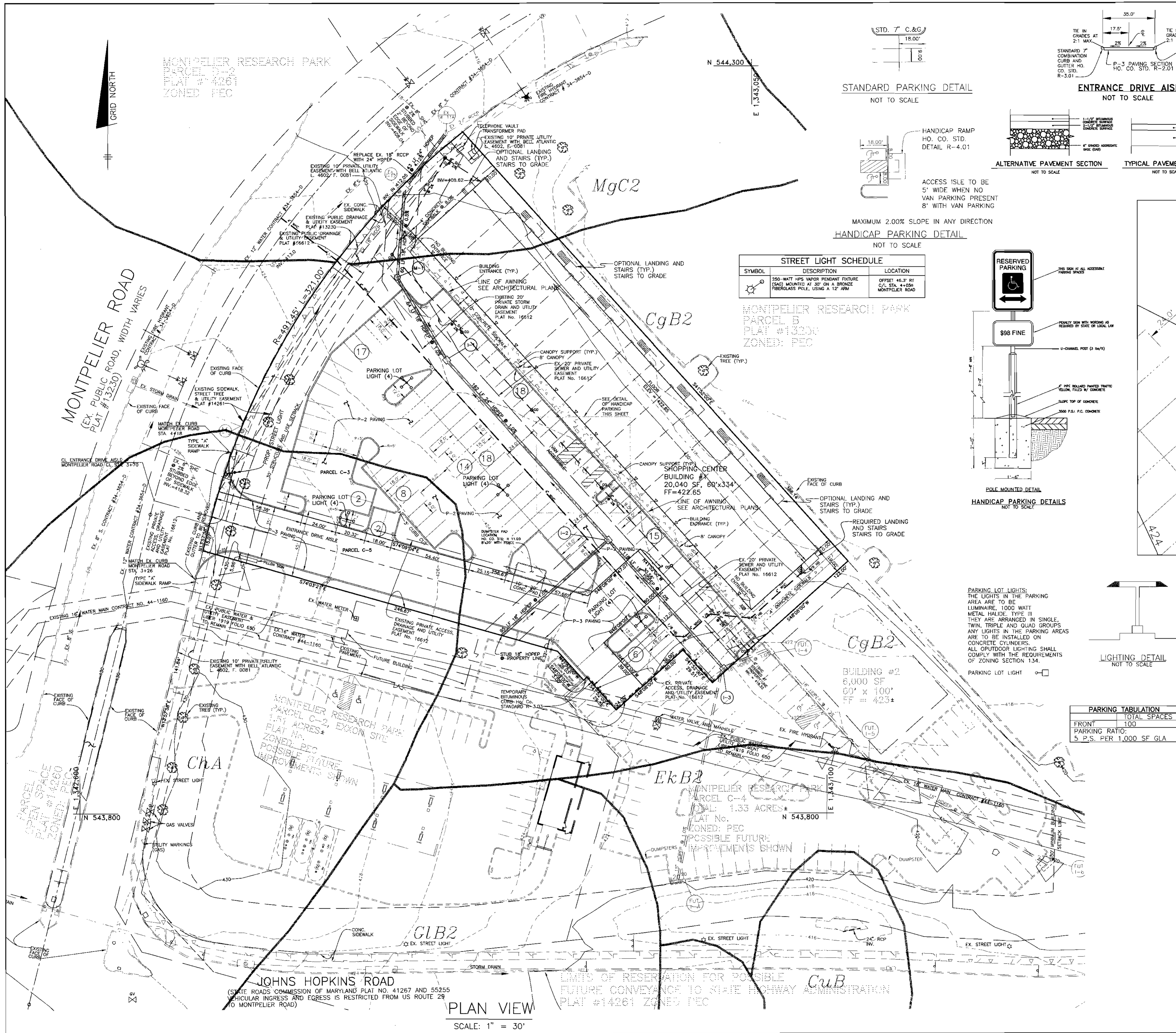
FOR ARCHITECTURAL DETAILS SEE ARCHITECTURAL PLANS

| ADDRESS CHART | |
|---------------|----------------------|
| BUILDING | STREET ADDRESS |
| 1 | 7500 MONTPELIER ROAD |

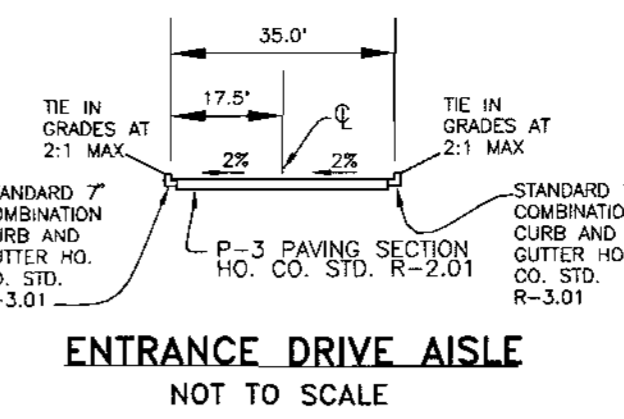
| PERMIT INFORMATION CHART | | | | | |
|--------------------------|--------------|---------------------|---------|-------------|---------|
| SUBDIVISION NAME | SECTION/AREA | LOT/PARCEL# | TAX MAP | ELEC. DIST. | CENSUS |
| MONTPELIER RESEARCH PARK | | PARCELS C-3 AND C-5 | 41 | 5th | 6068.02 |
| PLAT No. | GRID No. | ZONE | TAX MAP | ELEC. DIST. | CENSUS |
| 16612 | 17 | PEC | 41 | 5th | 6068.02 |
| WATER CODE | E21 | SEWER CODE | 6440000 | DESIGN: | JMC |
| | | | | DRAFT: | EDD |

| | | |
|--|------|-----------------|
| APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS. | | DATE |
| HOWARD COUNTY HEALTH DEPARTMENT | | DATE |
| APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING | | DATE |
| <i>Cindy Hanula</i> CHIEF, DIVISION OF LAND DEVELOPMENT | | 5/14/04 DATE |
| <i>David D. Cagle</i> CHIEF, DEVELOPMENT ENGINEERING DIVISION | | 4/15/04 DATE |
| DIRECTOR | | 3/30/04 DATE |
| NO. | DATE | REVISION |

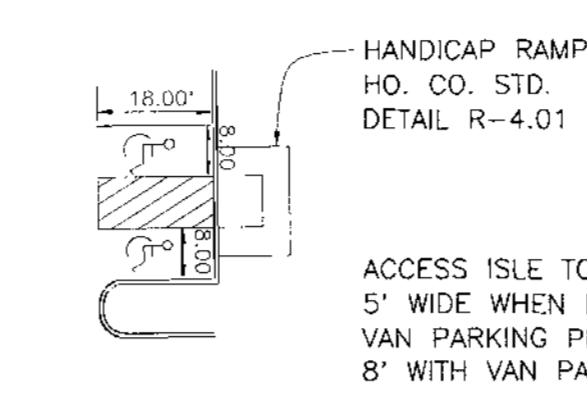
| | | |
|---|--|--|
| <p align="center">BENCHMARK ENGINEERS & LAND SURVEYORS & PLANNERS ENGINEERING, INC.</p> <p align="center">8480 BALTIMORE NATIONAL PIKE SUITE 418 ELLICOTT CITY, MARYLAND 21043 PHONE: 410-465-6105 FAX: 410-465-6644 E-MAIL: benchmark@cois.com</p> | | <p align="right"><i>Donald Moore</i></p> |
| <p>DEVELOPER: CASCADE MONTPELIER, LLC 10616 BEAVER DAM ROAD COCKEYSVILLE, MD 21030-2290 410-771-0061</p> | | |
| <p>OWNER PARCEL C-3: CASCADE MONTPELIER, LLC 10616 BEAVER DAM ROAD COCKEYSVILLE, MD 21030-2290 410-771-0061</p> | | <p>PROJECT: MONTPELIER SHOPPING CENTER MONTPELIER RESEARCH PARK, PARCELS C-3 AND C-5</p> |
| <p>OWNER PARCEL C-5: HOPKINS ROAD LIMITED PARTNERSHIP 9030 RED BRANCH ROAD, SUITE 200 COLUMBIA, MD 21045 410-997-7222</p> | | <p>LOCATION: TAX MAP No. 41, GRID No. 17, PARCEL No. 124 5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND</p> |
| <p>DATE: JULY, 2003 FEBRUARY, 2004</p> | | <p>TITLE: COVER SHEET</p> |
| <p>SCALE: AS SHOWN</p> | | <p>PROJECT NO. 1631 DRAWING 1 OF 7</p> |



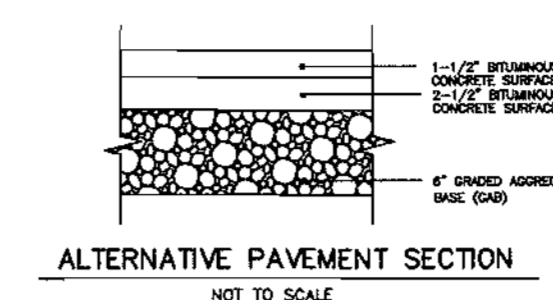
STANDARD PARKING DETAIL
NOT TO SCALE



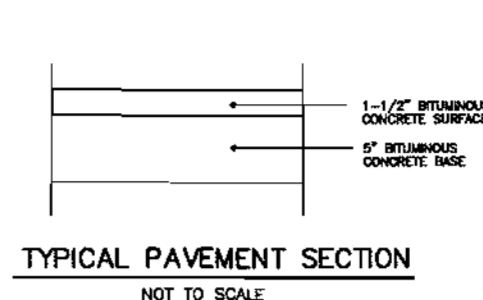
ENTRANCE DRIVE AISLE
NOT TO SCALE



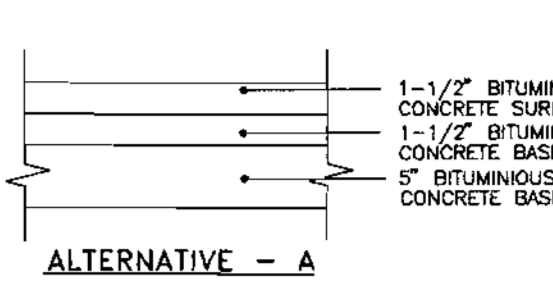
HANDICAP PARKING DETAIL
NOT TO SCALE



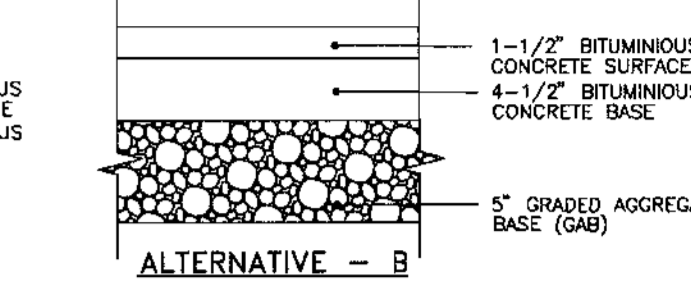
ALTERNATIVE PAVEMENT SECTION
NOT TO SCALE



TYPICAL PAVEMENT SECTION
NOT TO SCALE



ALTERNATIVE - A
NOT TO SCALE

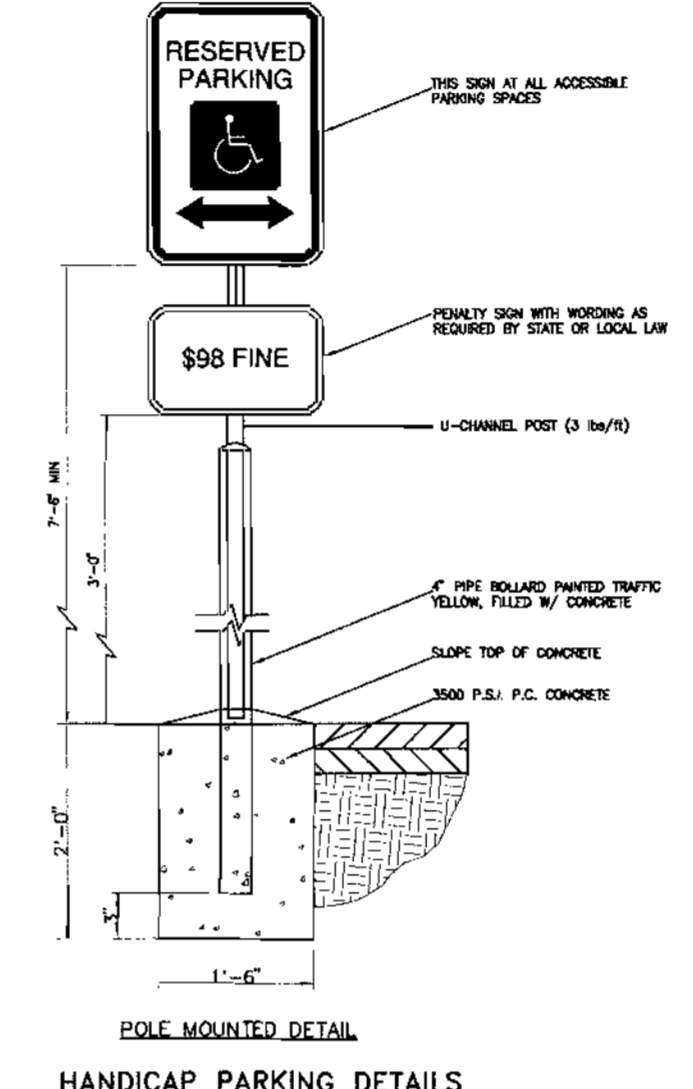


ALTERNATIVE - B
NOT TO SCALE

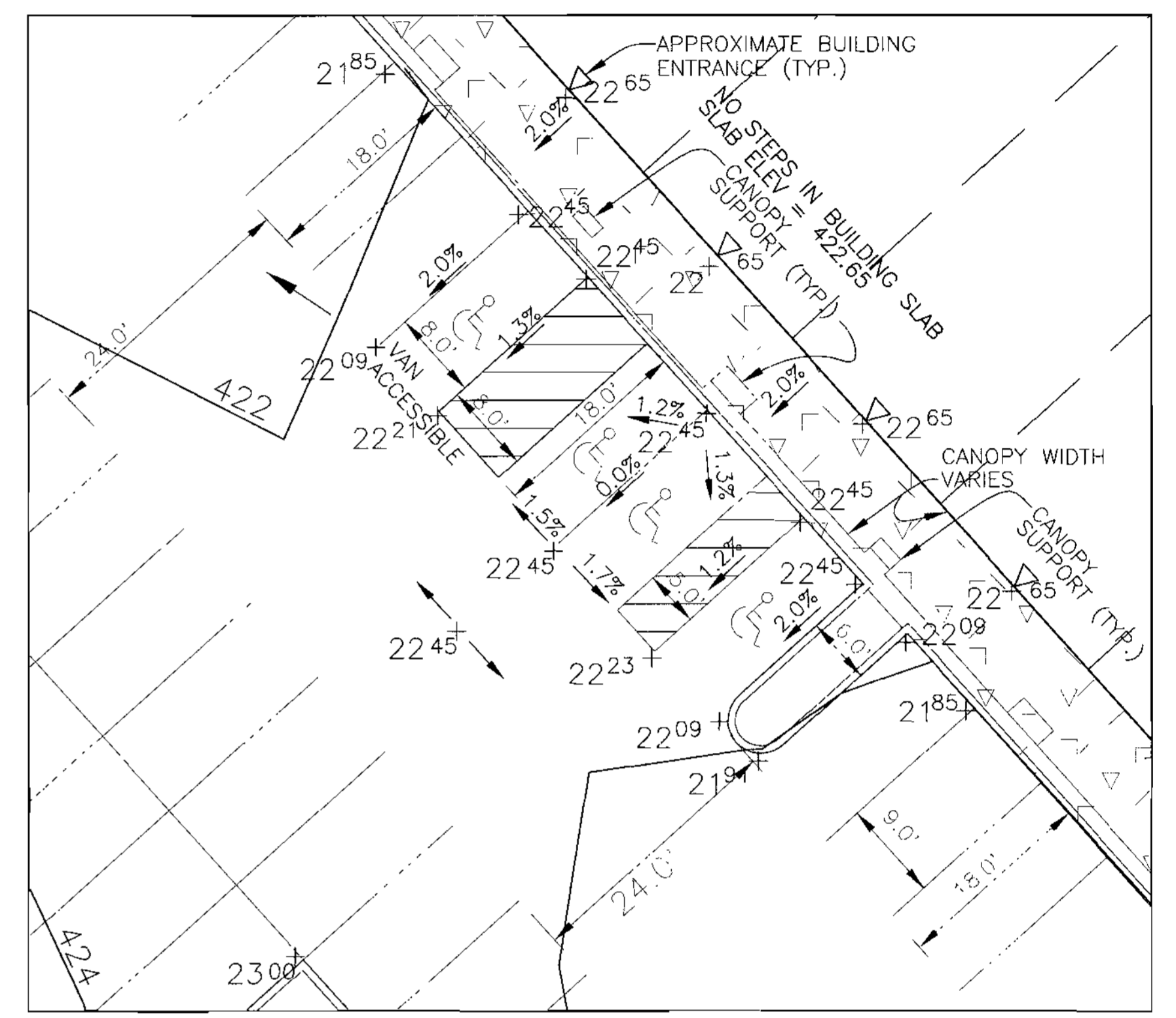
| SOILS LEGEND | | |
|--------------|------------|--|
| MAP SYMBOL | SOIL GROUP | SOIL TYPE |
| CgB2 | B | CHESTER GRAVELLY SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED |
| ChA | B | CHESTER SILT LOAM, 0 TO 3 PERCENT SLOPES |
| MgC2 | B | MANOR GRAVELLY LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED |
| EkB2 | C | ELLOAK SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED |

SITE CONTAINS NO HYDRIC SOILS
TAKEN FROM SOILS SURVEY, ISSUED JULY 1968, MAP NO. 29

| STREET LIGHT SCHEDULE | | |
|-----------------------|--|---|
| SYMBOL | DESCRIPTION | LOCATION |
| (Symbol) | 250-WATT HPS VAPOR PENDANT FIXTURE (SAC) MOUNTED AT 30' ON A BRONZE FIBERGLASS POLE, USING A 12' ARM | OFFSET 45.3' RT. C/A, STA. 4+056, MONTPELIER ROAD |



HANDICAP PARKING DETAILS
NOT TO SCALE



HANDICAP PARKING DETAIL
SCALE 1" = 10'

PARKING LOT LIGHTS:
THE LIGHTS IN THE PARKING AREA ARE TO BE LUMINAIRE, 1000 WATT METAL HALIDE, TYPE III, THEY ARE ARRANGED IN SINGLE, TWIN, TRIPLE AND QUAD GROUPS ANY LIGHTS IN THE PARKING AREAS ARE TO BE INSTALLED ON CONCRETE CYLINDERS. ALL OUTDOOR LIGHTING SHALL COMPLY WITH THE REQUIREMENTS OF ZONING SECTION 1.34.

| PARKING TABULATION | |
|--|--------------|
| FRONT | TOTAL SPACES |
| 100 | 100 |
| PARKING RATIO: 5 P.S. PER 1,000 SF GLA | |

APPROVED: CHIEF, DIVISION OF LAND DEVELOPMENT
DATE: 4/14/04

APPROVED: CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 5/14/04

| NUMBER | DATE | REVISION |
|--------|------|----------|
| | | |

BENCHMARK
ENGINEERS • LAND SURVEYORS • PLANNERS

ENGINEERING, INC.

8480 BALTIMORE NATIONAL PIKE & SUITE 418
ELLCOTT CITY, MARYLAND 21043
PHONE: 410-465-6105 FAX: 410-465-6644
E-MAIL: benchmark@ccis.com

| | |
|--|--|
| DEVELOPER: CASCADE MONTEPIELIER, LLC 10616 BEAVER DAM ROAD COCKEYSVILLE, MD 21030-2290 410-771-0061 | PROJECT: MONTEPIELIER SHOPPING CENTER MONTEPIELIER RESEARCH PARK, PARCELS C-3 AND C-5 |
| OWNER PARCEL C-3: CASCADE MONTEPIELIER, LLC 10616 BEAVER DAM ROAD COCKEYSVILLE, MD 21030-2290 410-771-0061 | LOCATION: TAX MAP No. 41, GRID No. 17, PARCEL No. 124 5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND |
| OWNER PARCEL C-5: HOPKINS ROAD LIMITED PARTNERSHIP 9030 RED BRANCH ROAD, SUITE 200 COLUMBIA, MD 21045 410-997-7222 | TITLE: SITE DEVELOPMENT PLAN AND SOILS MAP |
| DESIGN: JMC DRAFT: EDD | DATE: JULY, 2003 MARCH, 2004 PROJECT NO. 1631 SCALE: AS SHOWN DRAWING 2 OF 7 |



MONTEPELIER RESEARCH PARK
PARCEL D-2
PLAT #14081
ZONED: PEC

N 544,300
E 1,343,050

MONTEPELIER ROAD
(EX. PUBLIC ROAD, WIDTH VARIES
PLAT #13230)

PARCEL C-1
OPEN SPACE
PLAT #1180
ZONED: PEC

PARCEL C-2
TOTAL: 1.53 ACRES
PLAT No.
ZONED: PEC
POSSIBLE FUTURE
IMPROVEMENTS SHOWN

PLAN VIEW
SCALE: 1" = 30'

LEGEND

- SOILS CLASSIFICATION **AbC1**
- SOILS DELINEATION
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED STRUCTURE
- SILT FENCE
- SUPER SILT FENCE
- EARTH DIKE
- STABILIZED CONSTRUCTION ENTRANCE
- LIMIT OF DISTURBANCE

THIS PLAN IS FOR
SEDIMENT AND EROSION
CONTROL PURPOSES ONLY

| | | |
|--|--|-----------------|
| BY THE DEVELOPER: I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERSONNEL ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT. | DEVELOPER - CASCADE MONTEPELIER, LLC THOMAS GAINES, MANAGER | 3/30/04 DATE |
| BY THE ENGINEER: I/WE CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT. | ENGINEER - DONALD A. MASON, P.E. # 21443 | 3/30/04 DATE |
| THIS DEVELOPMENT PLAN IS APPROVED FOR EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT. | NATURAL RESOURCES CONSERVATION SERVICE | 4/29/04 DATE |
| REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS. | HOWARD SOIL CONSERVATION DISTRICT | 4/29/04 DATE |
| APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING | CHIEF, DEVELOPMENT ENGINEERING DIVISION | 4/30/04 DATE |
| | CHIEF, DIVISION OF LAND DEVELOPMENT | 5/4/04 DATE |
| | DIRECTOR | 5/12/04 DATE |

| NO. | DATE | REVISION |
|-----|------|----------|
| | | |
| | | |

BENCHMARK
ENGINEERS • LAND SURVEYORS • PLANNERS

ENGINEERING, INC.

8480 BALTIMORE NATIONAL PIKE SUITE 418
ELLICOTT CITY, MARYLAND 21043
PHONE: 410-465-6105 FAX: 410-465-6644
E-MAIL: benchmark@ccis.com

| | |
|--|--|
| DEVELOPER: CASCADE MONTEPELIER, LLC 10616 BEAVER DAM ROAD COCKEYSVILLE, MD 21030-2290 410-771-0061 | PROJECT: MONTEPELIER SHOPPING CENTER MONTEPELIER RESEARCH PARK, PARCELS C-3 AND C-5 |
| OWNER PARCEL C-3: CASCADE MONTEPELIER, LLC 10616 BEAVER DAM ROAD COCKEYSVILLE, MD 21030-2290 410-771-0061 | LOCATION: TAX MAP No. 41, GRID No. 17, PARCEL No. 124 5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND |
| OWNER PARCEL C-5: HOPKINS ROAD LIMITED PARTNERSHIP 9030 RED BRANCH ROAD, SUITE 200 COLUMBIA, MD 21045 410-997-7222 | TITLE: GRADING, SEDIMENT AND EROSION CONTROL PLAN |
| DESIGN: JMC DRAFT: EDD | DATE: JULY, 2003 MARCH, 2004 PROJECT NO. 1631 |
| SCALE: AS SHOWN | DRAWING 3 OF 7 |

PERMANENT SEEDING NOTES

Apply to graded or cleared area not subject to immediate further disturbance where a permanent long-lived vegetative cover is needed.

Seeded Preparation: Loosen upper three inches of soil by raking, disking or other acceptable means before seeding. (If not previously loosened)

Soil Amendments: In lieu of soil test recommendations, use on the following schedules.

- 1) Preferred - Apply 2 tons per acre dolomitic limestone (92 lbs/1000 sf) and 600 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sf) before seeding. Harrow or disc into upper three inches of soil. At time of seeding, apply 400 lbs per acre 30-0-0 ureaform fertilizer (9 lbs/1000 sf).
- 2) Acceptable - Apply 2 tons per acre dolomitic limestone (92 lbs/1000 sf) and 1000 lbs per acre 10-10-10 fertilizer (23 lbs/1000 sf) before seeding. Harrow or disc into upper three inches of soil.

Seeding: For the periods March 1 through April 30 and August 1 through October 15, seed with 60 lbs per acre (1.4 lbs/1000 sf) of Kentucky 31 Tall Fescue. For the periods May 1 through July 31, seed with 60 lbs Kentucky 31 Tall Fescue per acre and 2 lbs per acre (0.05 lbs/1000 sf) of Weeping Lovegrass. During the period of October 16 through February 28, protect site by Option 1) 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring. Option 2) use sod. Option 3) seed with 60 lbs/acre Kentucky 31 Tall Fescue and mulch with 2 tons/acre well anchored straw.

Mulching: Apply 1-1/2 to 2 tons per acre (70 to 90 lbs/1000 sf) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gallons per acre (5 gal/1000 sf) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 348 gallons per acre (8 gal/1000 sf) for anchoring.

Maintenance: Inspect all seeded areas and make needed repairs, replacements and reseedings.

TEMPORARY SEEDING NOTES

Apply to graded or cleared areas likely to be redistributed where a short-term vegetative cover is needed.

Seeded Preparation: Loosen upper three inches of soil by raking, disking or other acceptable means before seeding. (If not previously loosened)

Soil Amendments: Apply 600 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sf).

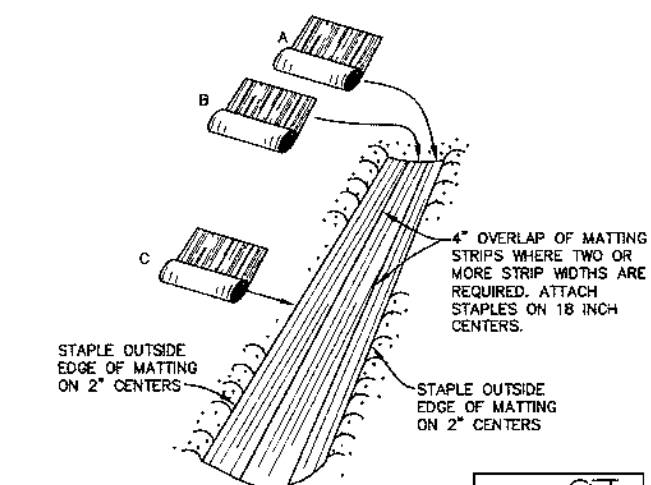
Seeding: For periods March 1 through April 30 and from August 15 through November 15, seed with 2-1/2 bushel per acre of annual rye (3.2 lbs/1000 sf). For the period May 1 through August 14, seed with 3 lbs per acre of Weeping Lovegrass (0.07 lbs/1000 sf). For the period November 15 through February 28, protect site by applying 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring, or use sod.

Mulching: Apply 1-1/2 to 2 tons per acre (70 to 90 lbs/1000 sf) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gallons per acre (5 gal/1000 sf) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 348 gallons per acre (8 gal/1000 sf) for anchoring.

Refer to the 1994 Maryland Standards and Specifications for Soil Erosion and Sediment Control for rate and methods not covered.

SEDIMENT CONTROL NOTES

1. A minimum of 48 hours notice must be given to the Howard County Department of Inspections and Permits, Sediment Control Division prior to the start of any construction (313-1855).
2. All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in conformance with the most current "Maryland Standards and Specifications for Soil Erosion and Sediment Control", and revisions thereto.
3. Following initial soil disturbances or redistribution, permanent or temporary stabilization shall be completed within: a) 7 calendar days for all perimeter sediment control structures, dikes, perimeter slopes and all slopes greater than 3:1, b) 14 calendar days as to all other disturbed or graded areas on the project site.
4. All sediment traps/basins shown must be fenced and warning signs posted around their perimeter in accordance with Vol. 1, Chapter 12, of the "Howard County Design Manual, Storm Drainage".
5. All disturbed areas must be stabilized within the time period specified above in accordance with the "1994 Maryland Standards and Specifications for Soil Erosion and Sediment Control" for Permanent Seedings (Sec. 51) Soil (Sec. 54), Temporary Seeding (Sec. 50) and Mulching (Sec. 52). Temporary stabilization with mulch alone can only be done when recommended seeding dates do not allow for proper germination and establishment of grasses.
6. All sediment control structures are to remain in place and are to be maintained in operative condition until permission for their removal has been obtained from the Howard County Sediment Control Inspector.
7. Site Analysis:
Total Area of Site: 2,122 acres
Area to be Disturbed: 2,122 acres
Area to be roofed or paved: 1.69 ± acres
Area to be vegetatively stabilized: 0.43 ± acres
Total Cut: 2,242 C.Y.
Total Fill: 929 C.Y.
Off-site Waste/Borrow Area Location: *
8. Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.
9. Additional sediment controls must be provided, if deemed necessary by the Howard County DPM Sediment Control Inspector.
10. On all sites with disturbed areas in excess of 2 acres, approval of the inspection agency shall be requested upon completion of installation of perimeter erosion and sediment controls, but before proceeding with any other earth disturbance or grading. Other building or grading inspection approvals may not be authorized until this initial approval by the inspection agency is made.
11. Trenches for the construction of utilities is limited to three pipe lengths or that which can be back filled and stabilized within one working day, whichever is shorter.
12. Quantities and estimates shown are for sediment control purposes only. Contractor shall prepare his/her own quantity estimates to his/her satisfaction.
* It is the responsibility of the contractor to identify the spoil/borrow site and notify and gain approval from the sediment control inspector of the site and its grading permit number at the time of construction.



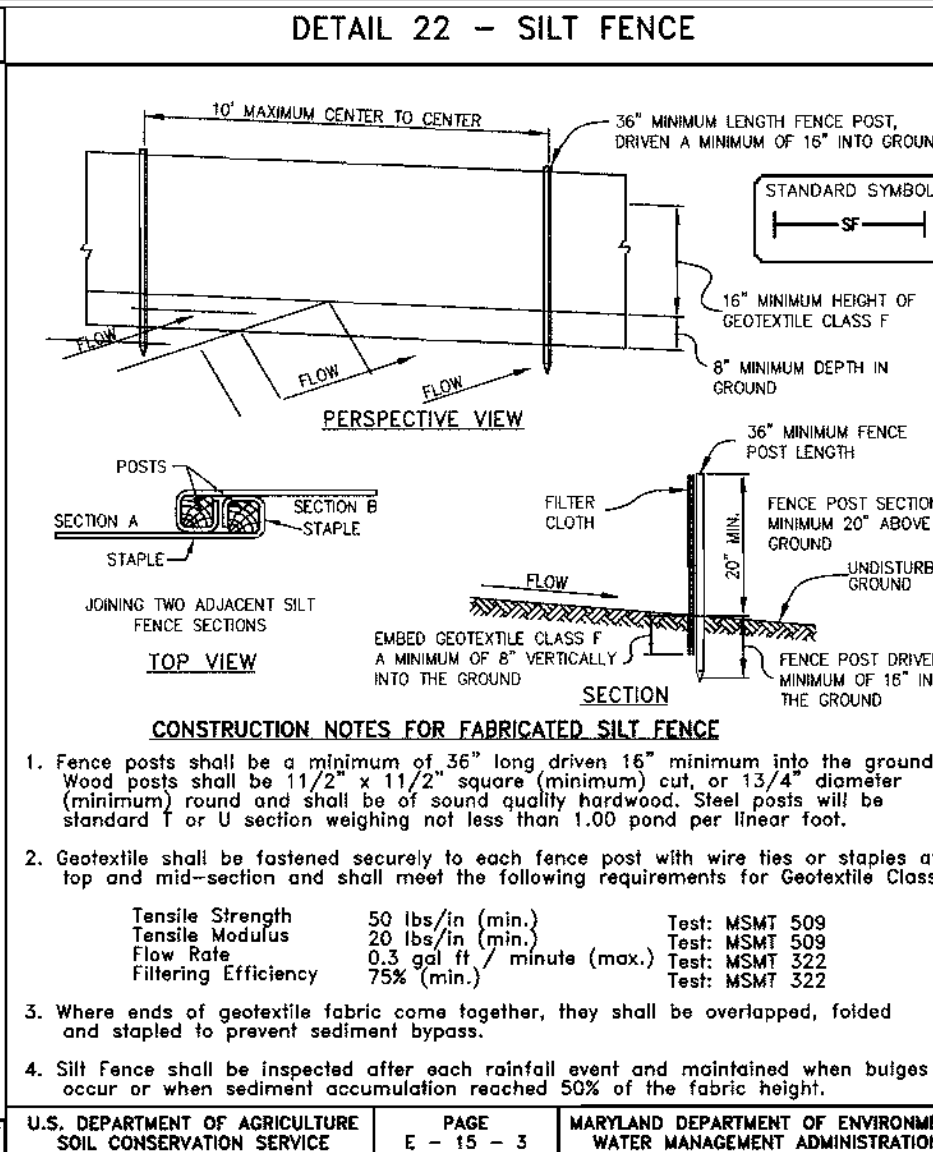
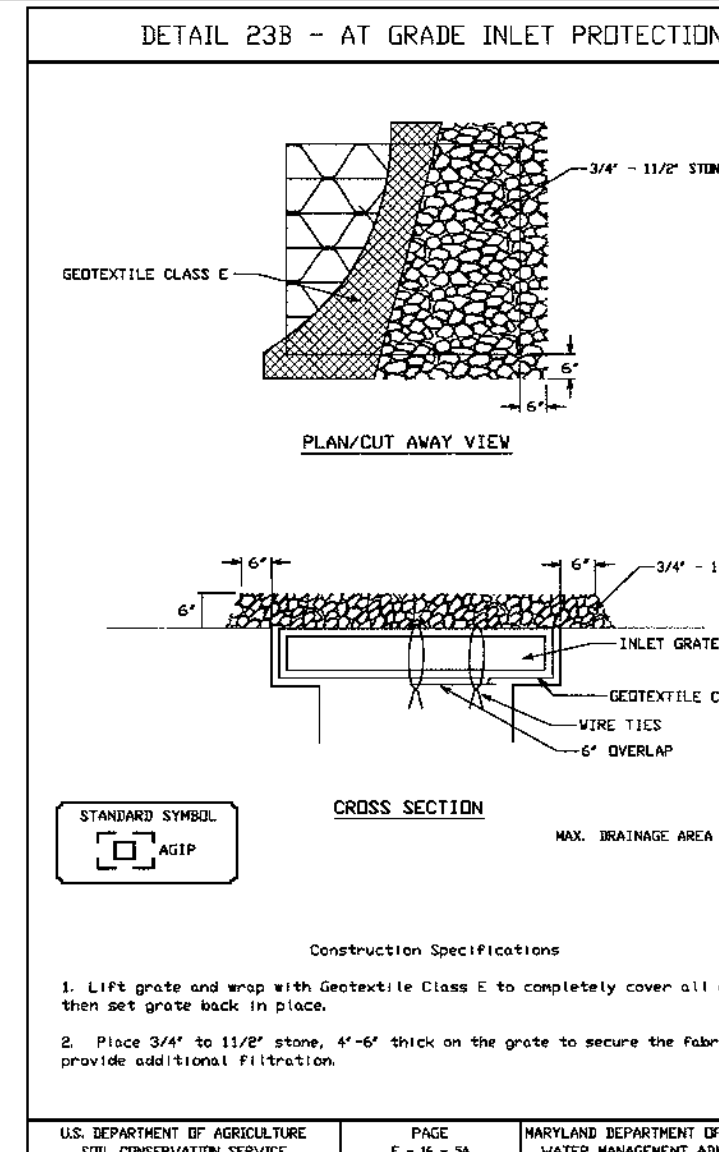
CONSTRUCTION SPECIFICATIONS

1. KEY-IN THE MATTING BY PLACING THE TOP EDGES OF THE MATTING IN A NARROW TRENCH, 4" IN DEPTH, BACKFILL THE TRENCH AND TAMP FIRMLY TO CONFORM TO THE CHANNEL CROSS-SECTION. SECURE WITH A ROW OF STAPLES ABOUT 4" DOWN SLOPE FROM THE TRENCH SPACING BETWEEN STAPLES IS 8".
2. STAPLE THE 4" OVERLAP IN THE CHANNEL CENTER USING AN 18" SPACING BETWEEN STAPLES.
3. BEFORE STAPLING THE OUTER EDGES OF THE MATTING, MAKE SURE THE MATTING IS SMOOTH AND IN FIRM CONTACT WITH THE SOIL.
4. STAPLES SHALL BE PLACED 2' APART WITH A ROW FOR EACH STRIP, 2 OUTER ROWS, AND 2 ALTERNATING ROWS DOWN THE CENTER.
5. WHERE ONE ROLL OF MATTING ENDS AND ANOTHER BEGINS, THE END OF THE TOP STRIP SHALL OVERLAP THE UPPER END OF THE LOWER STRIP BY 4". OVERLAP FABRIC REINFORCED THE OVERLAP WITH A DOUBLE ROW OF STAPLES SPACED 6" APART IN A STAGGERED PATTERN ON EITHER SIDE.
6. THE DISCHARGE END OF THE MATTING LINER SHOULD BE SIMILARLY SECURED WITH WITH 2 DOUBLE ROWS OF STAPLES.

NOTE: IF FLOW WILL ENTER FROM THE EDGE OF THE MATTING THEN THE AREA AFFECTED BY THE FLOW MUST BE KEYED-IN.

SOIL STABILIZATION MATTING

NOT TO SCALE

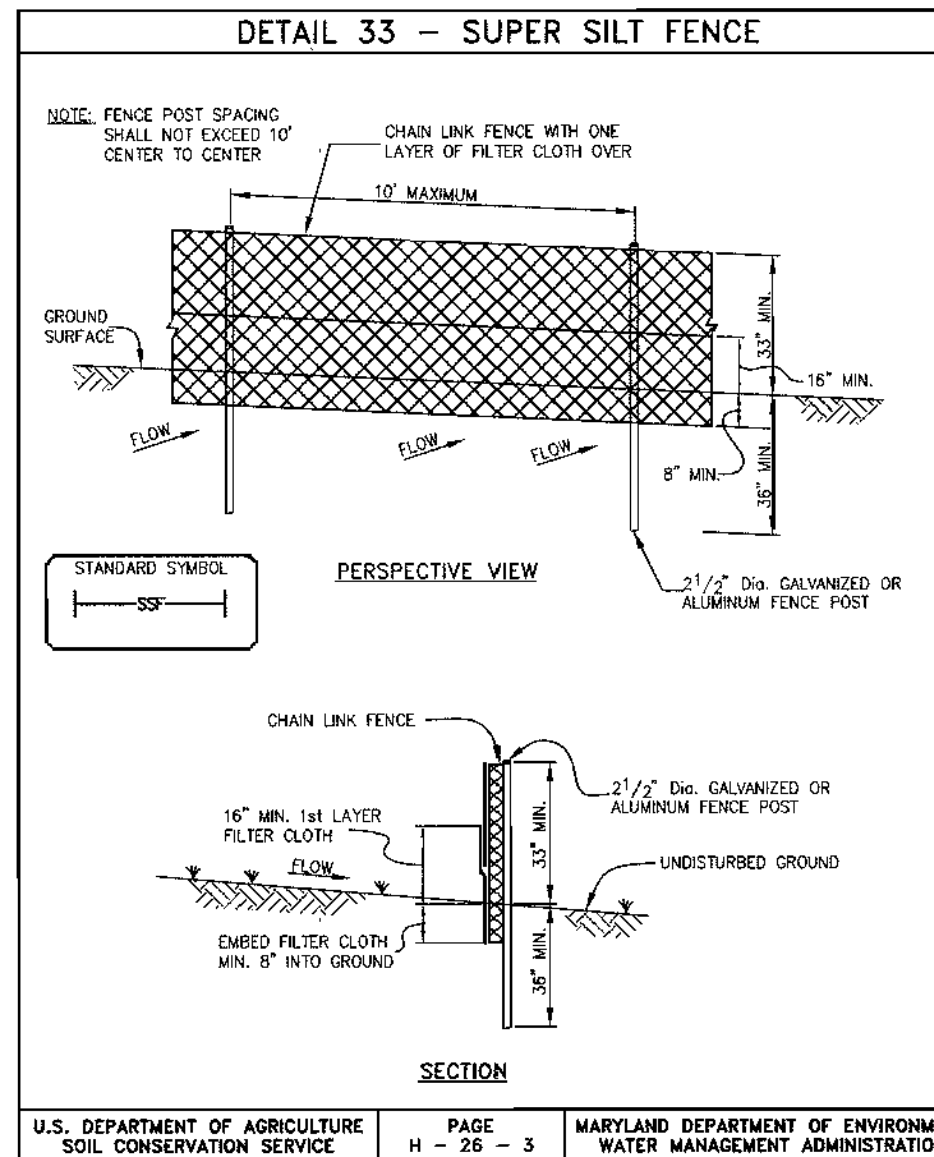


SILT FENCE

SILT FENCE DESIGN CRITERIA

| Slope Steepness | (Maximum) Slope Length | (Maximum) Silt Fence Length |
|-------------------|------------------------|-----------------------------|
| Flatter than 50:1 | unlimited | unlimited |
| 50:1 to 10:1 | 125 feet | 1,000 feet |
| 10:1 to 5:1 | 100 feet | 750 feet |
| 5:1 to 3:1 | 80 feet | 500 feet |
| 3:1 to 2:1 | 40 feet | 250 feet |
| 2:1 and steeper | 20 feet | 125 feet |

Note: In areas of less than 2% slope and sandy soils (USDA general classification system, soil Class A) maximum slope length and silt fence length will be unlimited. In these areas a silt fence may be the only perimeter control required.



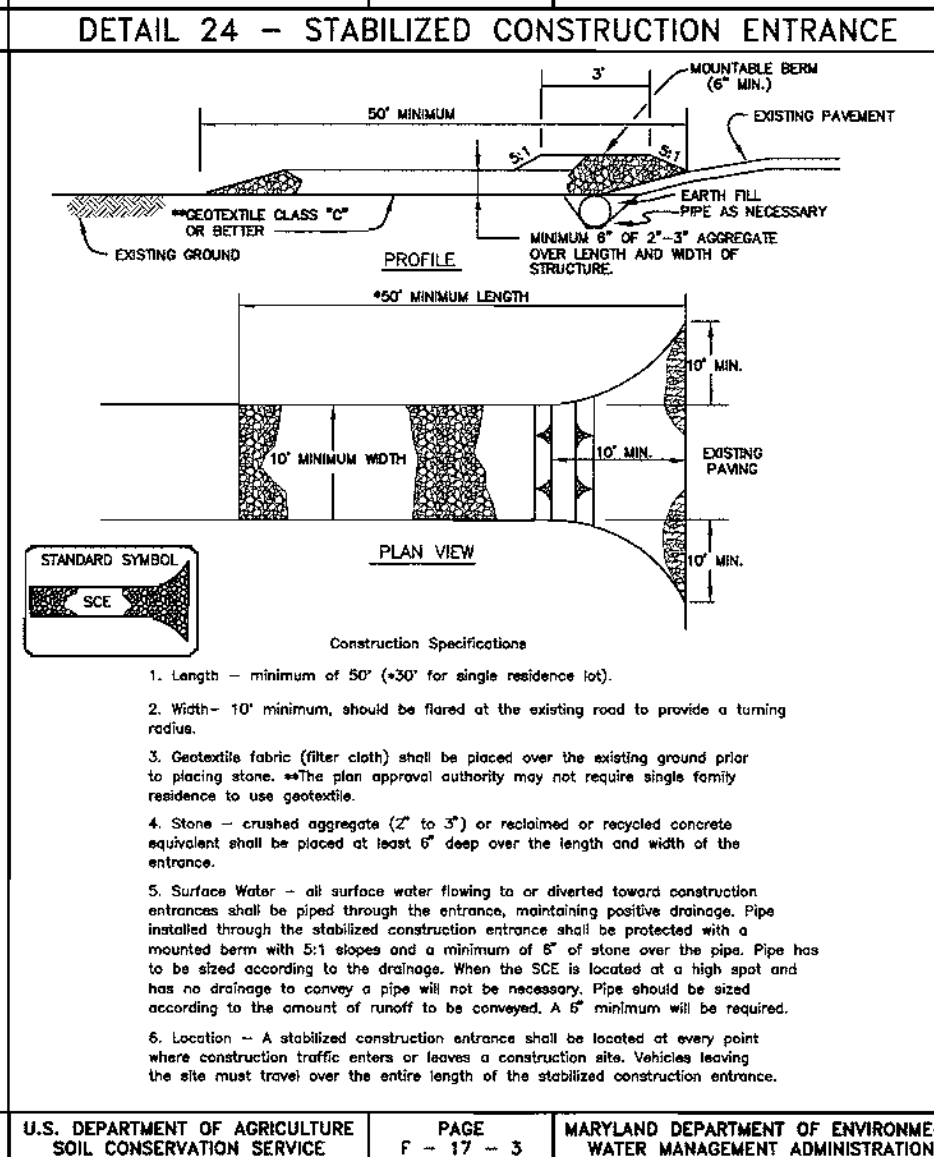
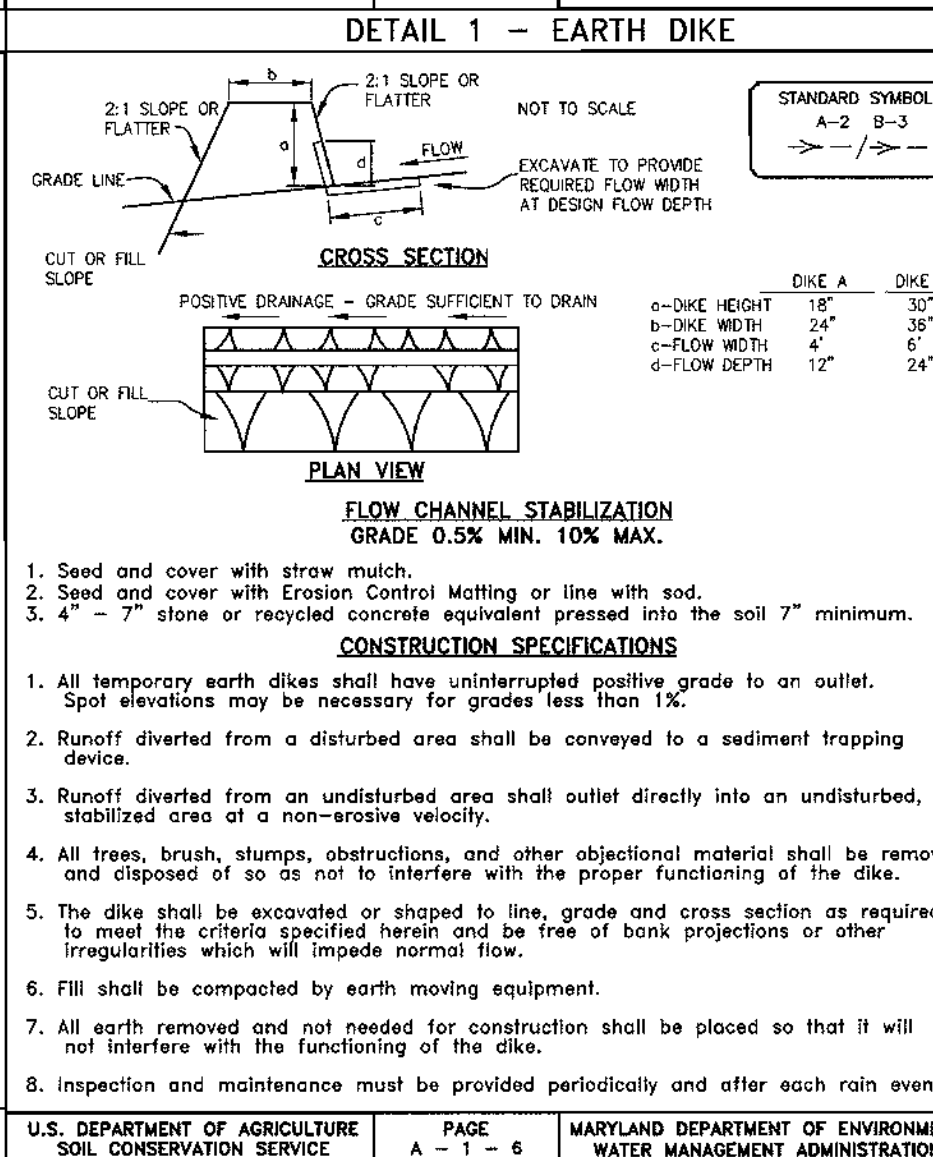
CONSTRUCTION SPECIFICATIONS

1. Fencing shall be 42" in height and constructed in accordance with the latest Maryland State Highway Details for Chain Link Fencing. The specification for a 6" fence shall be used, substituting 42" fabric and 6" length posts.
2. Chain link fence shall be fastened securely to the fence posts with wire ties. The lower tension wire, brace and frass rods, drive anchors and post caps are not required except on the ends of the fence.
3. Filter cloth shall be fastened securely to the chain link fence with ties spaced every 24" at the top and mid section.
4. Filter cloth shall be embedded a minimum of 8" into the ground.
5. When two sections of filter cloth adjoin each other, they shall be overlapped by 6" and folded.
6. Maintenance shall be performed as needed and silt buildups removed when "bulges" develop in the silt fence, or when silt reaches 50% of fence height.
7. Filter cloth shall be fastened securely to each fence post with wire ties or staples of top and mid section and shall meet the following requirements for Geotextile Class F:

| | | |
|----------------------|---------------------------|----------------|
| Tensile Strength | 50 lbs/in (min.) | Test: MSMT 509 |
| Tensile Modulus | 20 lbs/in (min.) | Test: MSMT 509 |
| Flow Rate | 0.5 gal/H / minute (max.) | Test: MSMT 322 |
| Filtering Efficiency | 75% (min.) | Test: MSMT 322 |

SUPER SILT FENCE DESIGN CRITERIA

| Slopes | Slope Steepness | Slope Length (Maximum) | Silt Fence Length (Maximum) |
|----------|-----------------|------------------------|-----------------------------|
| 0 - 10% | 0 - 10:1 | Unlimited | Unlimited |
| 10 - 20% | 10:1 - 5:1 | 200 feet | 1,500 feet |
| 20 - 33% | 5:1 - 3:1 | 100 feet | 1,000 feet |
| 33 - 50% | 3:1 - 2:1 | 100 feet | 500 feet |
| 50% + | 2:1 + | 50 feet | 250 feet |



BY THE DEVELOPER:

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

DEVELOPER - CASCADE MONTPELIER, LLC
THOMAS GAINES, MANAGER

3/30/04
DATE

BY THE ENGINEER:

I/WE CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

ENGINEER - DONALD A. MASON, P.E. # 21443

3/30/04
DATE

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

NATURAL RESOURCES CONSERVATION SERVICE

4/29/04
DATE

REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT MEETS TECHNICAL REQUIREMENTS.

HOWARD SOIL CONSERVATION DISTRICT

4/29/04
DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION

5/10/04
DATE

CHIEF, DIVISION OF LAND DEVELOPMENT

5/14/04
DATE

DIRECTOR

5/14/04
DATE

SEQUENCE OF CONSTRUCTION

- DAY 1 OBTAIN GRADING PERMIT.
- DAY 2-3 CLEAR AND GRUB FOR SEDIMENT CONTROL DEVICES, INSTALL STABILIZED CONSTRUCTION ENTRANCE, SILT FENCE, SUPER SILT FENCE, EARTH DIKES AND CLEANWATER DIVERSIONS. CONTRACTOR MUST OBTAIN PERMISSION OF INSPECTOR PRIOR TO PROCEEDING TO NEXT STEP.
- DAY 4-12 CLEAR AND GRUB REMAINDER OF SITE.
- DAY 13-23 MASS GRADE SITE.
- DAY 24-28 COMMENCE WITH PARKING LOT AND ACCESS DRIVE.
- DAY 29-35 WITH THE PERMISSION OF THE SEDIMENT CONTROL INSPECTOR, INSTALL STORM DRAIN, AND STABILIZE IN ACCORDANCE WITH TEMPORARY SEEDING NOTES.
- DAY 36-40 GRADE BUILDING PAD.
- DAY 41-51 INSTALL CURB AND GUTTER.
- DAY 52-62 INSTALL PAVING FOR ACCESS DRIVE AND PARKING LOT.
- DAY 63-68 FINAL GRADE REMAINDER OF SITE AND PERMANENTLY STABILIZE.
- DAY 69-72 INSTALL REQUIRED LANDSCAPING AS SPECIFIED ON THE LANDSCAPE PLAN.
- DAY 72-75 UPON APPROVAL OF HOWARD COUNTY SEDIMENT CONTROL INSPECTOR, REMOVE REMAINING SEDIMENT CONTROL DEVICES AND PERMANENTLY STABILIZE.
* BEGIN CONSTRUCTION OF BUILDING (APPROXIMATELY 6 Mo.).

BENCHMARK
ENGINEERS • LAND SURVEYORS • PLANNERS

ENGINEERING, INC.

8480 BALTIMORE NATIONAL PIKE & SUITE 418
ELLCOTT CITY, MARYLAND 21043
PHONE: 410-465-6105 FAX: 410-465-6644
E-MAIL: benchmark@cois.com

3/30/04

DEVELOPER: CASCADE MONTPELIER, LLC
10616 BEAVER DAM ROAD
COCKEYSVILLE, MD 21030-2290
410-771-0061

OWNER PARCEL C-3: CASCADE MONTPELIER, LLC
10616 BEAVER DAM ROAD
COCKEYSVILLE, MD 21030-2290
410-771-0061

OWNER PARCEL C-5: HOPKINS ROAD LIMITED PARTNERSHIP
9030 RED BRANCH ROAD, SUITE 200
COLUMBIA, MD 21045
410-997-7222

DESIGN: JMC DRAFT: EDD

PROJECT: MONTPELIER SHOPPING CENTER
MONTPELIER RESEARCH PARK, PARCELS C-3 AND C-5

LOCATION: TAX MAP No. 41, GRID No. 17, PARCEL No. 124
5TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE: SEDIMENT AND EROSION CONTROL NOTES AND DETAILS

DATE: JULY, 2003 PROJECT NO. 1631
MARCH, 2004

SCALE: AS SHOWN DRAWING 4 OF 7

MONTEPIEL RESEARCH PARK
PARCEL A
FLAT #13231
ZONED: PEC

MONTEPIEL RESEARCH PARK
PARCEL B
FLAT #13230
ZONED: PEC

MONTEPIEL RESEARCH PARK
PARCEL C-2, EXXON SITE
FLAT NO. 13232
ZONED: PEC

MONTEPIEL RESEARCH PARK
PARCEL C-4
TOTAL 1.33 ACRES
FLAT NO. 13233
ZONED: PEC

JOHNS HOPKINS ROAD
(STATE ROADS COMMISSION OF MARYLAND
PLAT NO. 41267 AND 55255
VEHICULAR INGRESS AND EGRESS IS
RESTRICTED FROM US ROUTE 29
TO MONTEPIEL ROAD)

PLAN VIEW
SCALE: 1" = 30'

| SOILS LEGEND | | |
|--------------|------------|--|
| MAP SYMBOL | SOIL GROUP | SOIL TYPE |
| CgB2 | B | CHESTER GRAVELLY SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED |
| ChA | B | CHESTER SILT LOAM, 0 TO 3 PERCENT SLOPES |
| MqC2 | B | MANOR GRAVELLY LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED |
| EkB2 | C | ELLOAK SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED |

SITE CONTAINS NO HYDRIC SOILS
TAKEN FROM SOILS SURVEY, ISSUED JULY 1968, MAP NO. 29

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chris Hanahan
CHIEF, DIVISION OF LAND DEVELOPMENT **HP** 5/1/04 DATE

Mark DeWyll
CHIEF, DEVELOPMENT ENGINEERING DIVISION 4/30/04 DATE

Mark DeWyll
DIRECTOR 5/12/04 DATE

| NO. | DATE | REVISION |
|-----|------|----------|
| | | |

BENCHMARK
ENGINEERS • LAND SURVEYORS • PLANNERS

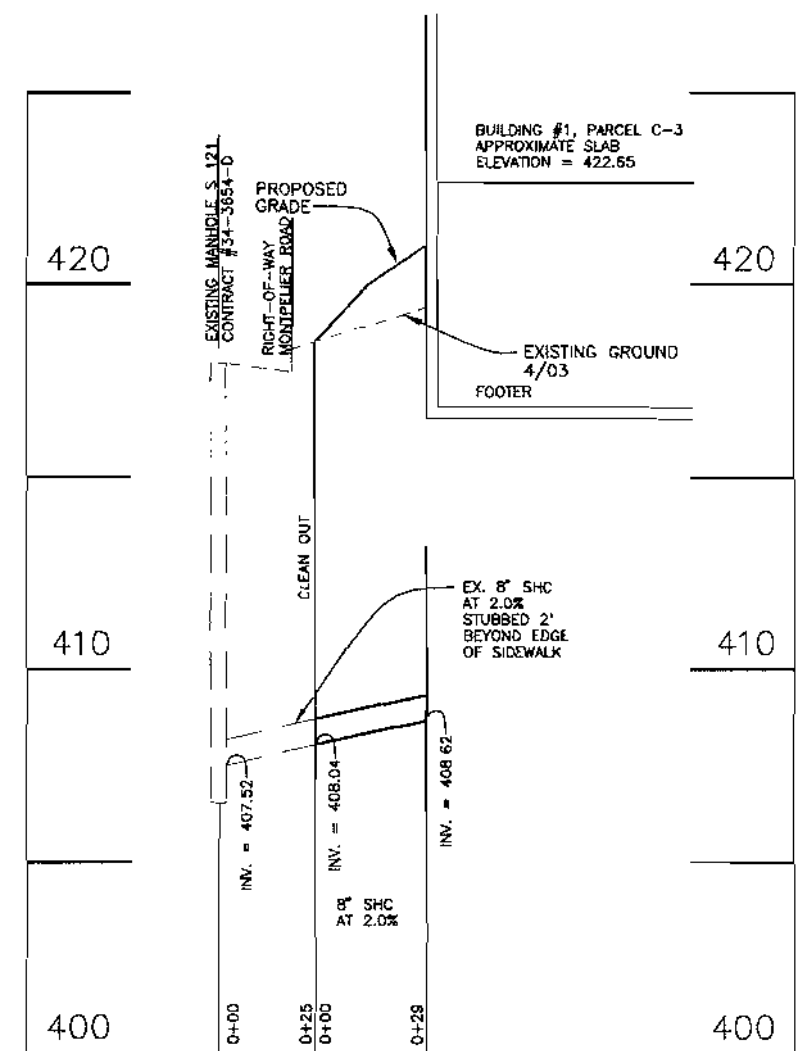
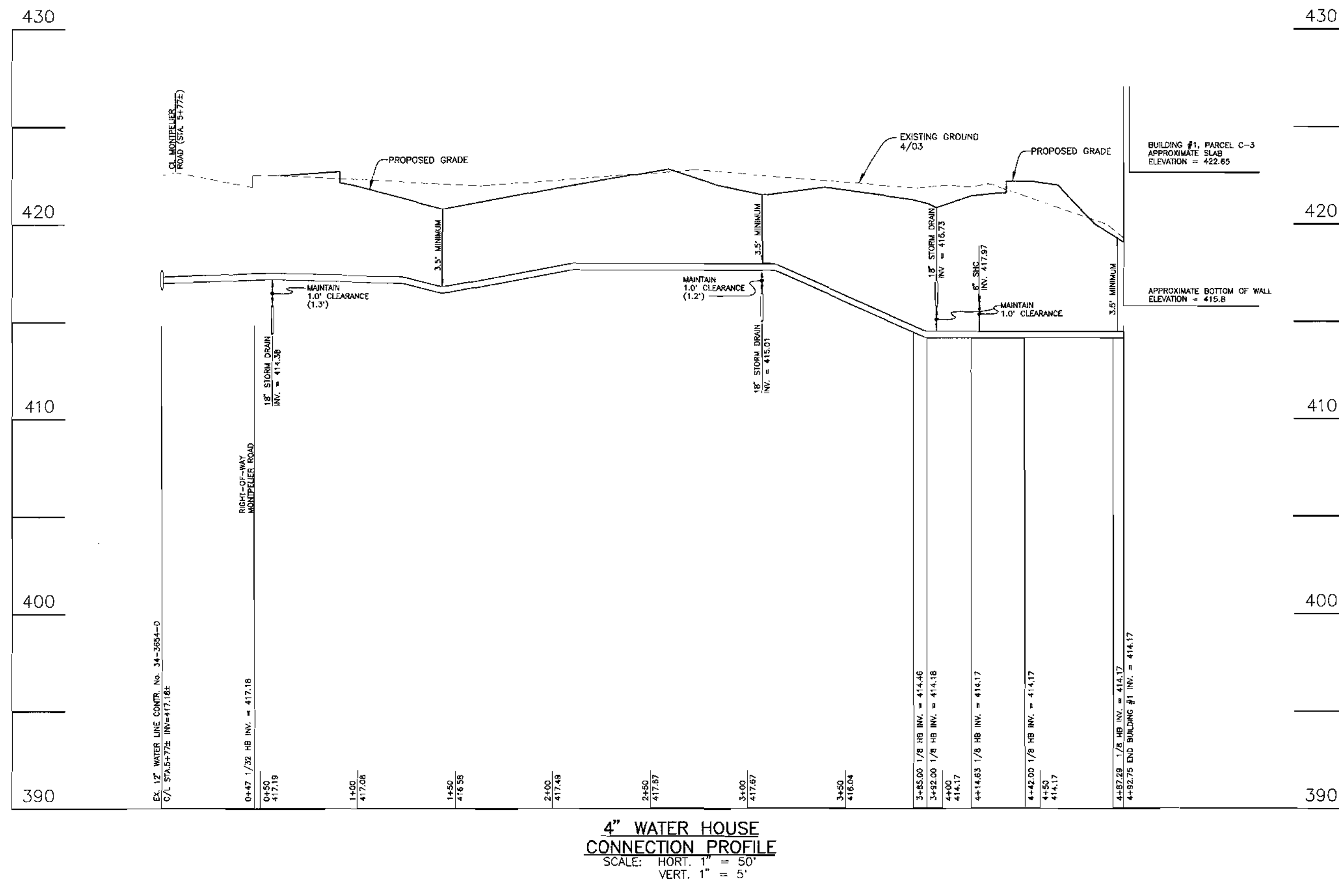
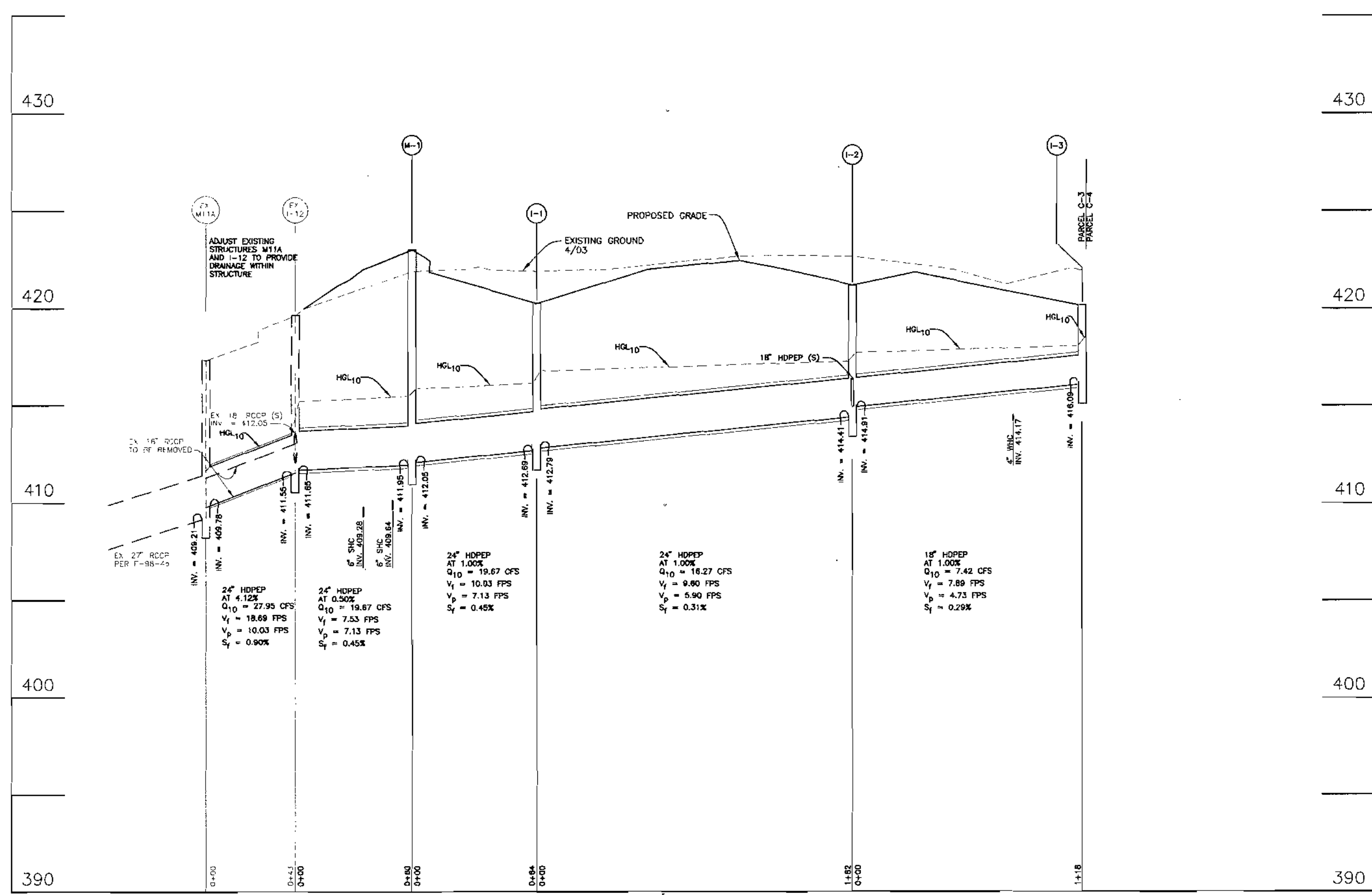
ENGINEERING, INC.

8480 BALTIMORE NATIONAL PIKE & SUITE 418
ELICOTT CITY, MARYLAND 21043
PHONE: 410-485-5105 FAX: 410-485-5644
E-MAIL: benchmark@coie.com

Donald Mean

3/20/04

| | |
|--|--|
| DEVELOPER: CASCADE MONTEPIEL, LLC 10616 BEAVER DAM ROAD COCKEYSVILLE, MD 21030-2290 410-771-0061 | PROJECT: MONTEPIEL SHOPPING CENTER MONTEPIEL RESEARCH PARK, PARCELS C-3 AND C-5 |
| OWNER PARCEL C-3: CASCADE MONTEPIEL, LLC 10616 BEAVER DAM ROAD COCKEYSVILLE, MD 21030-2290 410-771-0061 | LOCATION: TAX MAP No. 41, GRID No. 17, PARCEL No. 124 5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND |
| OWNER PARCEL C-5: HOPKINS ROAD LIMITED PARTNERSHIP 9030 RED BRANCH ROAD, SUITE 200 COLUMBIA, MD 21045 410-997-7222 | TITLE: STORM DRAIN DRAINAGE AREA MAP |
| DESIGN: JMC DRAFT: EDD | DATE: JULY, 2003 PROJECT NO. 1631 MARCH, 2004 |
| SCALE: AS SHOWN | DRAWING 5 OF 7 |



STORM DRAIN PROFILE
 1-1 TO 1-3
 SCALE: HORT. 1" = 50'
 VERT. 1" = 5'

4" WATER HOUSE CONNECTION PROFILE
 SCALE: HORT. 1" = 50'
 VERT. 1" = 5'

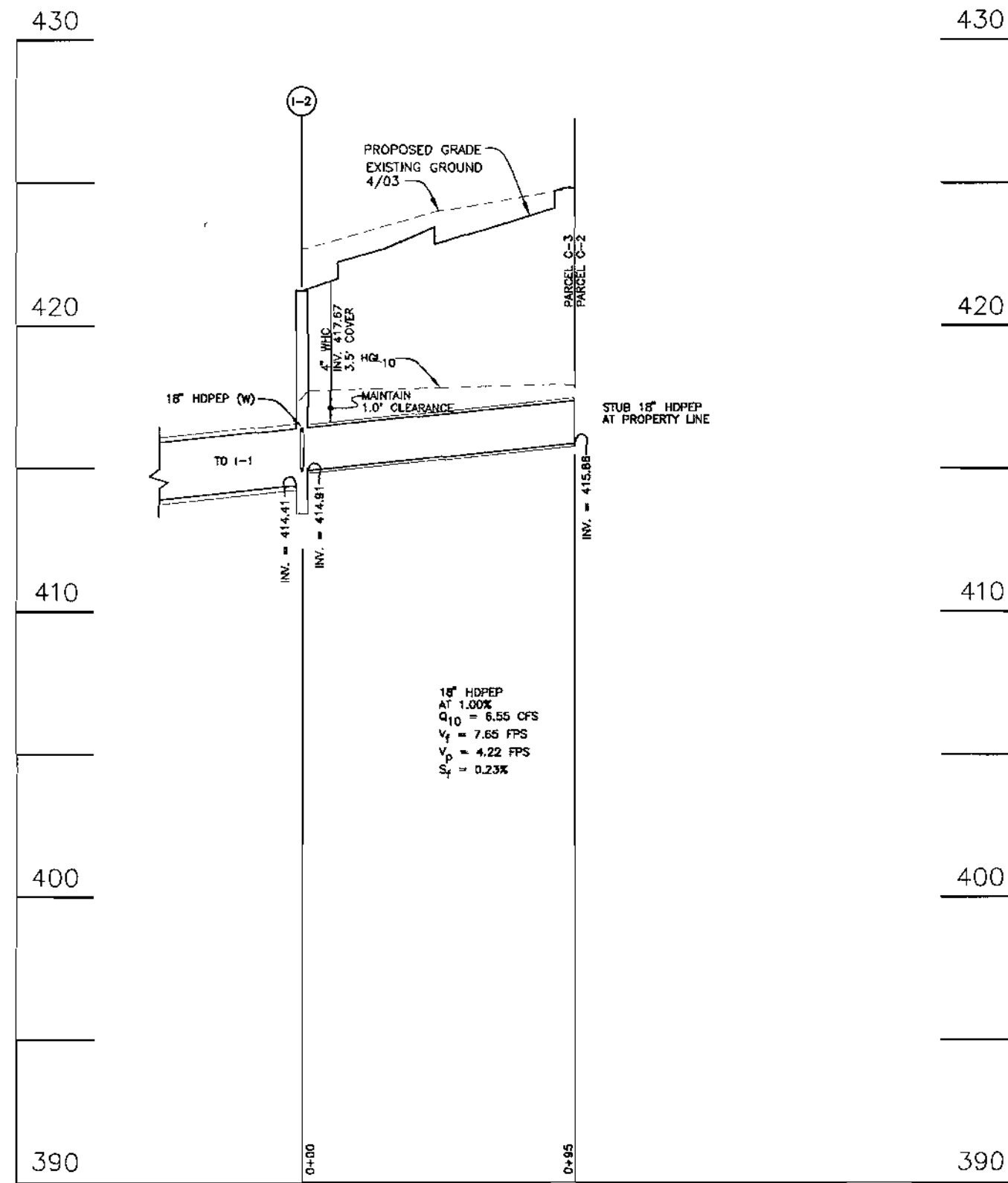
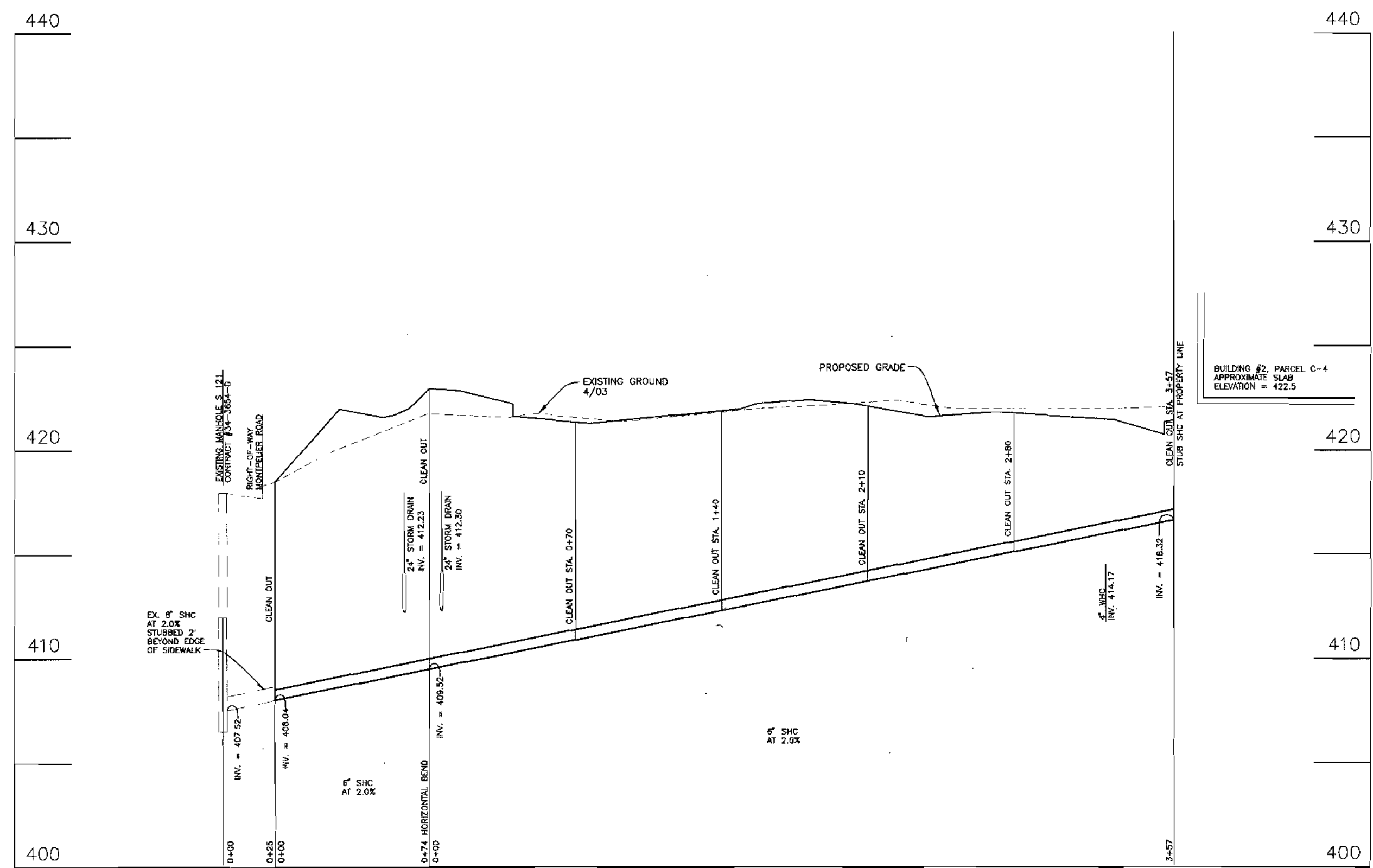
PRIVATE SEWER HOUSE CONNECTION TO PARCEL C-3 PROFILE
 SCALE: HORT. 1" = 50'
 VERT. 1" = 5'

| STR. No. | LOCATION | TOP ELEV. | INV. IN | INV. OUT | TYPE | Ho. Co. STD. | REMARKS |
|----------|-----------------------------|-----------|---------|----------|---------|--------------|---------------|
| 1-1 | N 544,103.59 E 1,342,845.61 | 419.67 | 412.50 | 412.40 | S | SD 4.22 | 2.8" WIDE |
| 1-2 | N 543,382.95 E 1,342,853.72 | 422.42 | 413.91 | 413.41 | S | SD 4.22 | 2.8" WIDE |
| 1-3 | N 543,896.76 E 1,343,030.97 | 422.94 | 415.44 | 415.34 | S | SD 4.22 | 2.8" WIDE |
| M-1 | N 544,158.97 E 1,342,812.59 | 423.00 | 412.05 | 411.95 | MANHOLE | C 5.11 | 4.0" DIAMETER |

NOTE: ALL INLET TOP ELEVATIONS AND COORDINATES ARE AT THE TOP FACE OF CURB IN THE MIDDLE OF THE INLET.

ALL STORM DRAINS SHALL BE PRIVATELY OWNED AND MAINTAINED EXCEPT FOR EX. 1-12 TO EX. M-11A, WHICH REPLACES A RUN WITHIN THE PUBLIC RIGHT-OF-WAY

| RUN | LENGTH | DIAMETER | MATERIAL | NOTES |
|-------------------|--------|----------|----------|----------------------|
| M-11A TO 1-12 | 43 | 24" | HDPEP | REPLACE EX. 18" RCCP |
| 1-12 TO M-1 | 80 | 24" | HDPEP | |
| M-1 TO 1-1 | 64 | 24" | HDPEP | |
| 1-1 TO 1-2 | 162 | 24" | HDPEP | |
| 1-2 TO 1-3 | 118 | 18" | HDPEP | |
| 1-2 TO PARCEL C-2 | 93 | 18" | HDPEP | |

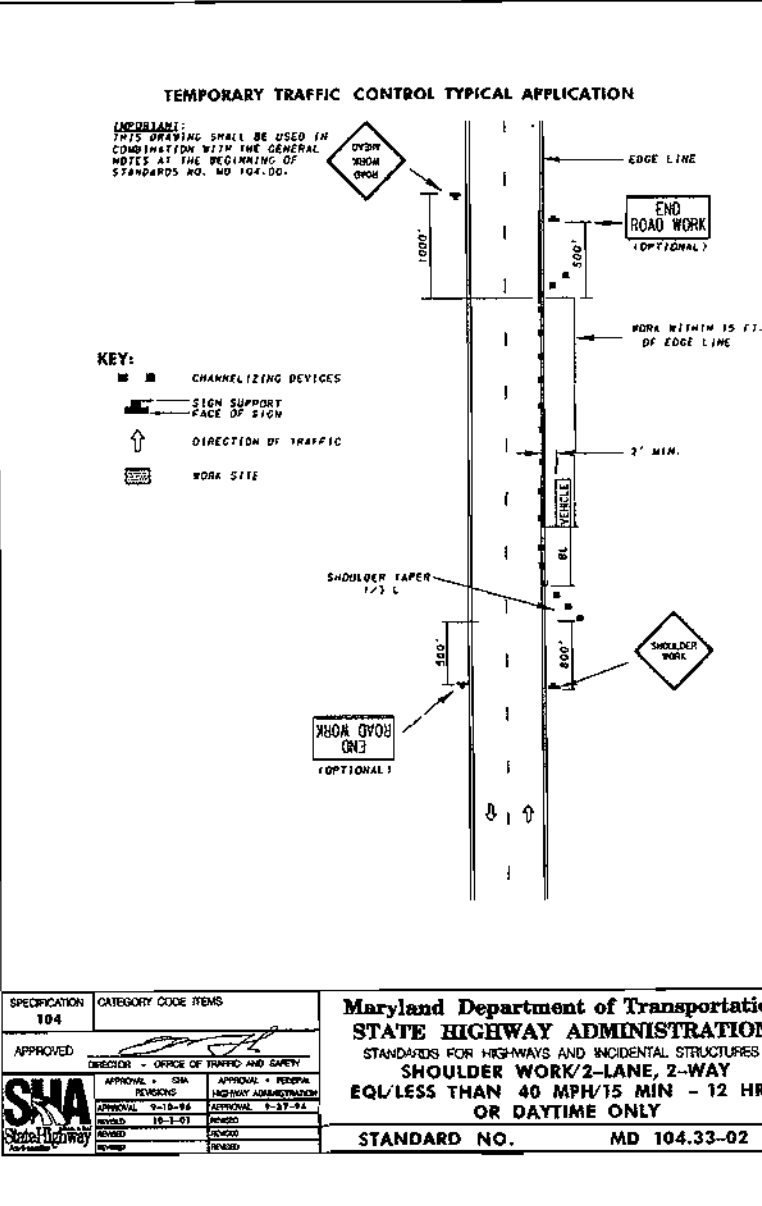
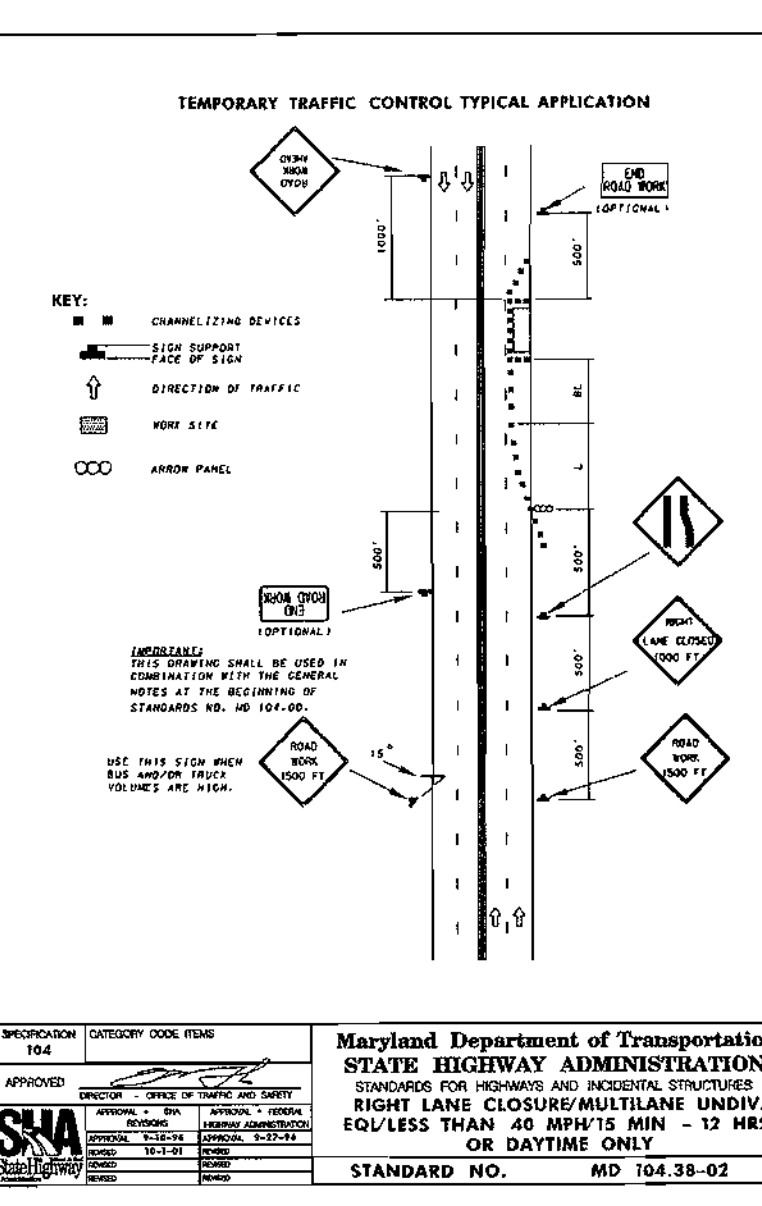
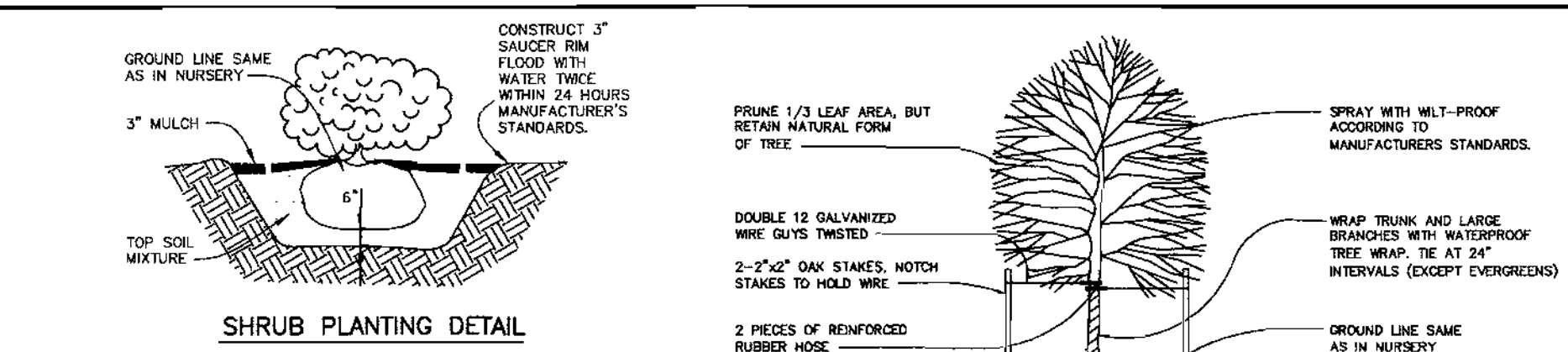
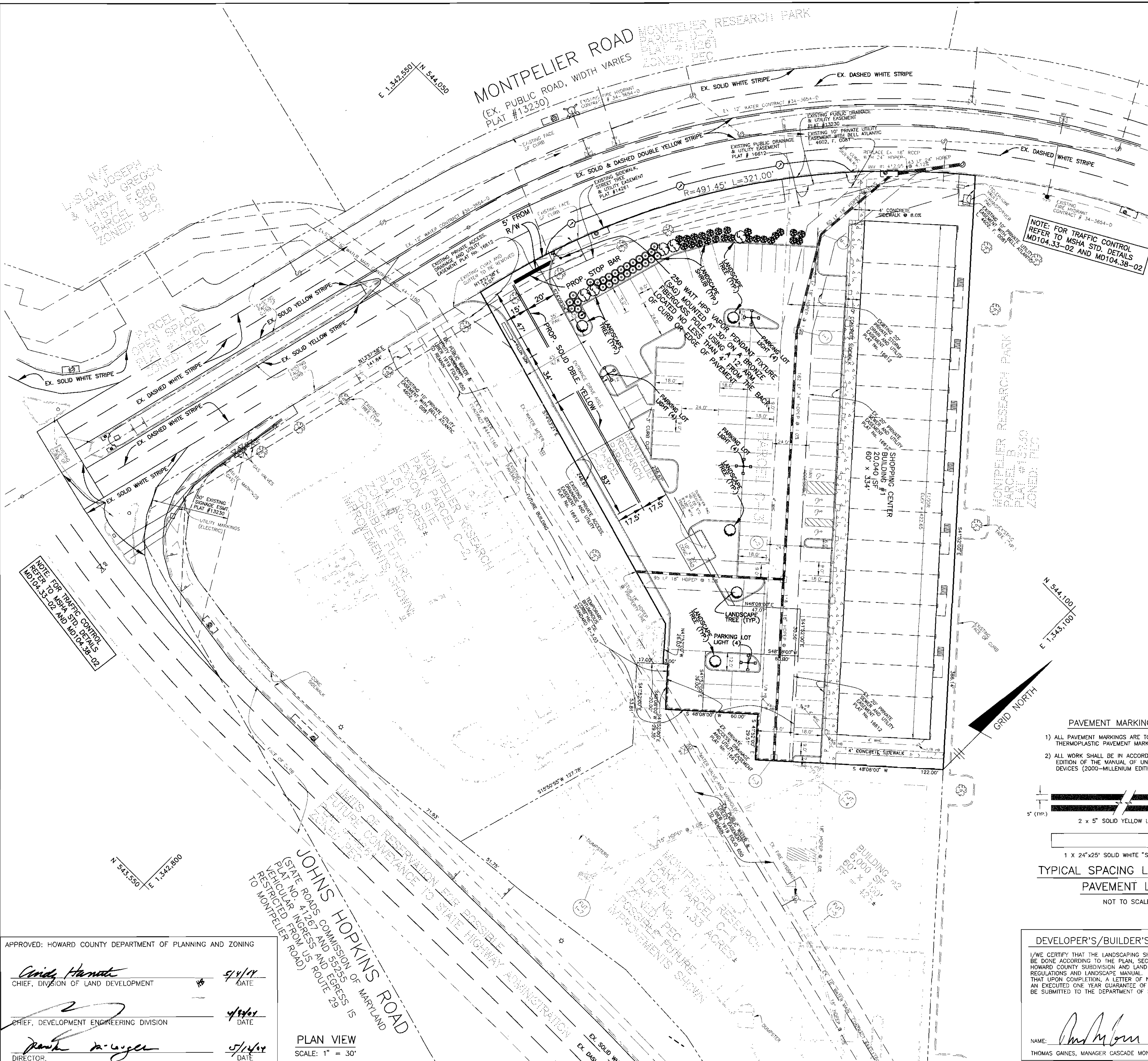


PRIVATE SEWER HOUSE CONNECTION TO PARCEL C-4 PROFILE
 SCALE: HORT. 1" = 50'
 VERT. 1" = 5'

STORM DRAIN PROFILE TO PARCEL C-2
 SCALE: HORT. 1" = 50'
 VERT. 1" = 5'

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 Cindy Hamrick
 CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE: 5/1/04
 DATE: 5/1/04
 DATE: 5/1/04

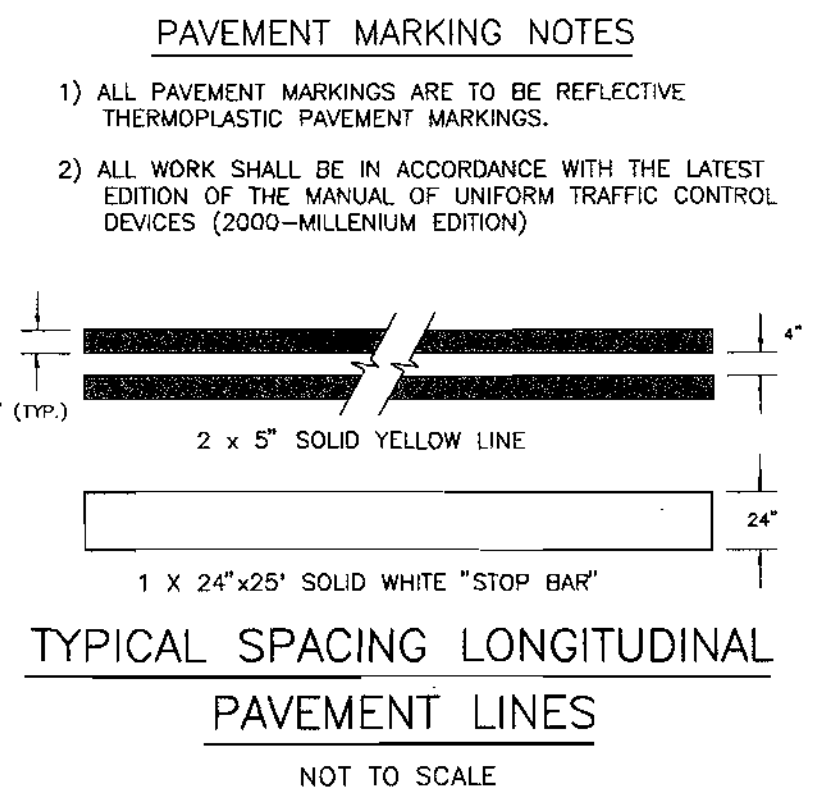
| | |
|--|--|
| NO. DATE REVISION | |
| BENCHMARK ENGINEERS & LAND SURVEYORS & PLANNERS ENGINEERING, INC. 8480 BALTIMORE NATIONAL PIKE & SUITE 418 COCKEYSVILLE, MD 21030-2290 PHONE: 410-465-6105 FAX: 410-465-6644 E-MAIL: benchmark@comcast.com | |
| DEVELOPER: CASCADE MONTEPELIER, LLC 10616 BEAVER DAM ROAD COCKEYSVILLE, MD 21030-2290 410-771-0061 | PROJECT: MONTEPELIER SHOPPING CENTER MONTEPELIER RESEARCH PARK, PARCELS C-3 AND C-5 |
| OWNER PARCEL C-3: CASCADE MONTEPELIER, LLC 10616 BEAVER DAM ROAD COCKEYSVILLE, MD 21030-2290 410-771-0061 | LOCATION: TAX MAP No. 41, GRID No. 17, PARCEL No. 124 5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND |
| OWNER PARCEL C-5: HOPKINS ROAD LIMITED PARTNERSHIP 9030 RED BRANCH ROAD, SUITE 200 COLUMBIA, MD 21045 410-997-7222 | TITLE: STORM DRAIN, WHC & SHC PROFILES |
| DESIGN: JMC DRAFT: EDD | DATE: JULY, 2003 PROJECT NO. 1631 MARCH, 2004 SCALE: AS SHOWN DRAWING 6 OF 7 |



| SCHEDULE A PERIMETER LANDSCAPE EDGE | |
|---|--|
| CATEGORY | ADJACENT TO ROADWAY |
| CATEGORY | ADJACENT TO PERMETER PROPERTIES |
| PERIMETER NO. / LANDSCAPE TYPE | (1) E |
| LINEAR FEET OF ROADWAY (FRONTAGE/PERIMETER) | 210 |
| CREDIT FOR EXISTING VEGETATION | NO OR YES (w/LINEAR FEET) (DESCRIBE BELOW IF NEEDED) |
| CREDIT FOR WALL, FENCE OR BEAM | NO OR YES (w/LINEAR FEET) (DESCRIBE BELOW IF NEEDED) |
| NUMBER OF PLANTS REQUIRED: | |
| SHADE TREES | 5 |
| EVERGREEN TREES | 0 |
| OTHER TREES (2:1 SUBSTITUTION) | 53 |
| SHRUBS | - |
| NUMBER OF PLANTS PROVIDED: | |
| SHADE TREES | 5 |
| EVERGREEN TREES | 0 |
| OTHER TREES (2:1 SUBSTITUTION) | 53 |
| SHRUBS (1:1 SUBSTITUTION) | - |
| (DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED) | |

| LANDSCAPE PLANTING LIST | | |
|-------------------------|----------|---|
| SYMBOL | QUANTITY | NAME |
| | 5 | Tilia cordata 'Greenspire' (GREENSPIRE LITTLELEAF LINDEN) |
| | 5 | Quercus rubra (RED OAK) |
| | 25 | Azalea 'hershey red' (HERSHEY RED AZALEA) |
| | 28 | Choenomeles speciosa 'texas scarlet' (FLOWERING QUINCE) |

| SCHEDULE B PARKING LOT INTERNAL LANDSCAPING | |
|--|----------------|
| NUMBER OF PARKING SPACES | 100 |
| NUMBER OF TREES REQUIRED | 1 PU x 100 = 5 |
| NUMBER OF TREES PROVIDED | |
| SHADE TREES | 5 |
| OTHER TREES (2:1 SUBSTITUTION) | 0 |
| NUMBER OF LANDSCAPE ISLANDS REQUIRED | 5 |
| NUMBER OF LANDSCAPE ISLANDS PROVIDED | 5 |
| PU STANDS FOR PLANTING UNIT | |



- PLANTING NOTES:
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
 - TREES MUST BE PLANTED A MINIMUM OF 4 FEET FROM THE EDGE OF PAVING, 10' FROM A DRIVEWAY AND MUST BE A MINIMUM OF 5 FEET FROM ANY STORM DRAIN.
 - ALL PLANTINGS ARE THE RESPONSIBILITY OF THE DEVELOPER.
 - FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE GRADING PERMIT * IN THE AMOUNT OF \$4,590.00.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Cindy Hamant
CHIEF, DIVISION OF LAND DEVELOPMENT
5/1/04 DATE

Paul M. Vogel
CHIEF, DEVELOPMENT ENGINEERING DIVISION
5/1/04 DATE

Paul M. Vogel
DIRECTOR
5/1/04 DATE

JOHNS HOPKINS ROAD
(STATE ROADS COMMISSION OF MARYLAND
PLAT NO. 4, 1961 AND 55235
VEHICULAR INGRESS AND EGRESS IS
RESTRICTED FROM US AND ROUTE 29
TO MONTPELIER ROAD)

PLAN VIEW
SCALE: 1" = 30'

DEVELOPER'S/BUILDER'S CERTIFICATION

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION, A LETTER OF NOTICE, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

NAME: *Paul M. Vogel* DATE: 3/30/04
THOMAS GAINES, MANAGER CASCADE MONTPELIER, LLC

NO. DATE REVISION

BENCHMARK
ENGINEERS & LAND SURVEYORS & PLANNERS
Donald M. Vogel
ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE & SUITE 418
ELLCOTT CITY, MARYLAND 21043
PHONE: 410-465-6105 FAX: 410-465-6644
E-MAIL: benchmark@ccis.com

3/30/04

DEVELOPER: CASCADE MONTPELIER, LLC
10616 BEAVER DAM ROAD
COCKEYSVILLE, MD 21030-2290
410-771-0061

OWNER PARCEL C-3: CASCADE MONTPELIER, LLC
10616 BEAVER DAM ROAD
COCKEYSVILLE, MD 21030-2290
410-771-0061

OWNER PARCEL C-5: HOPKINS ROAD LIMITED PARTNERSHIP
9030 RED BRANCH ROAD, SUITE 200
COLUMBIA, MD 21045
410-997-7222

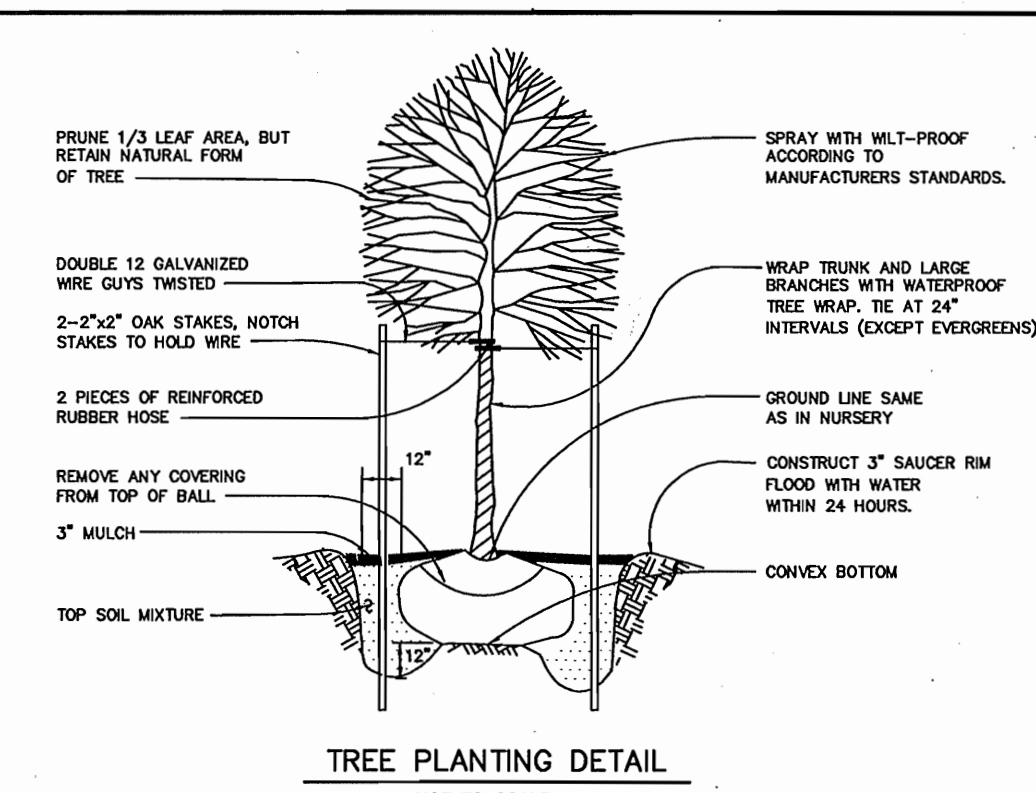
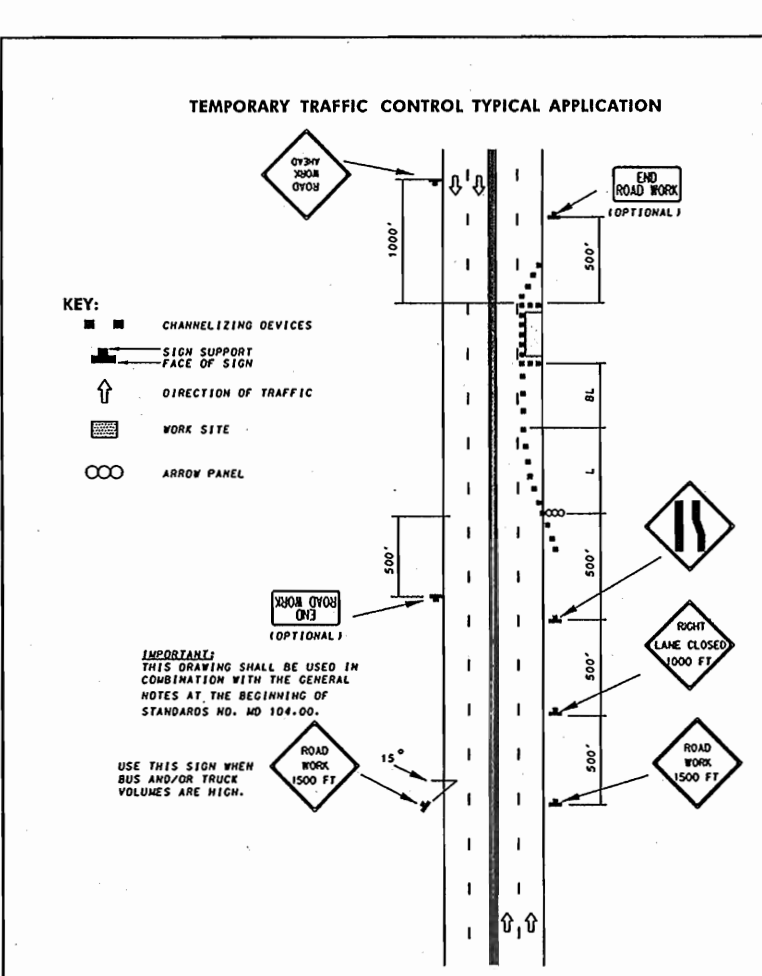
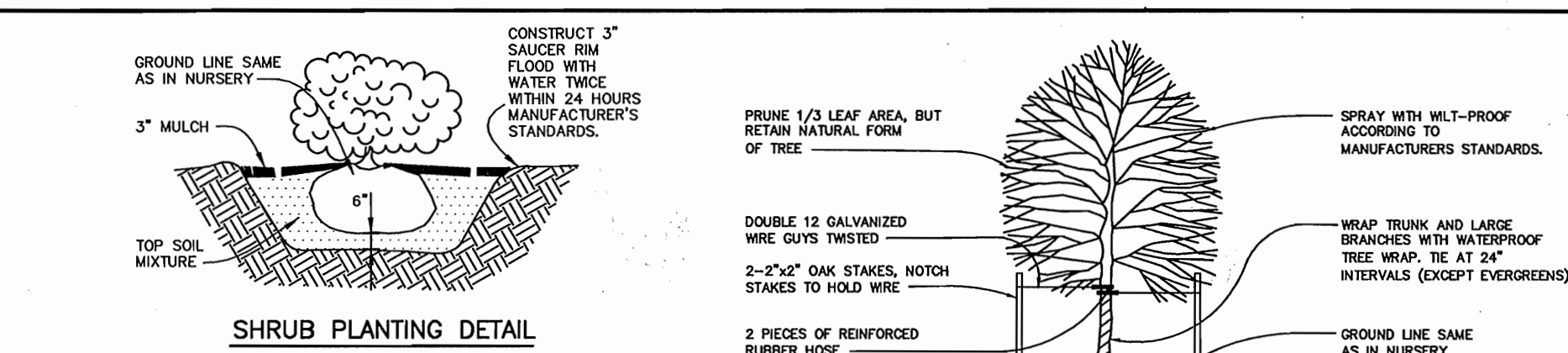
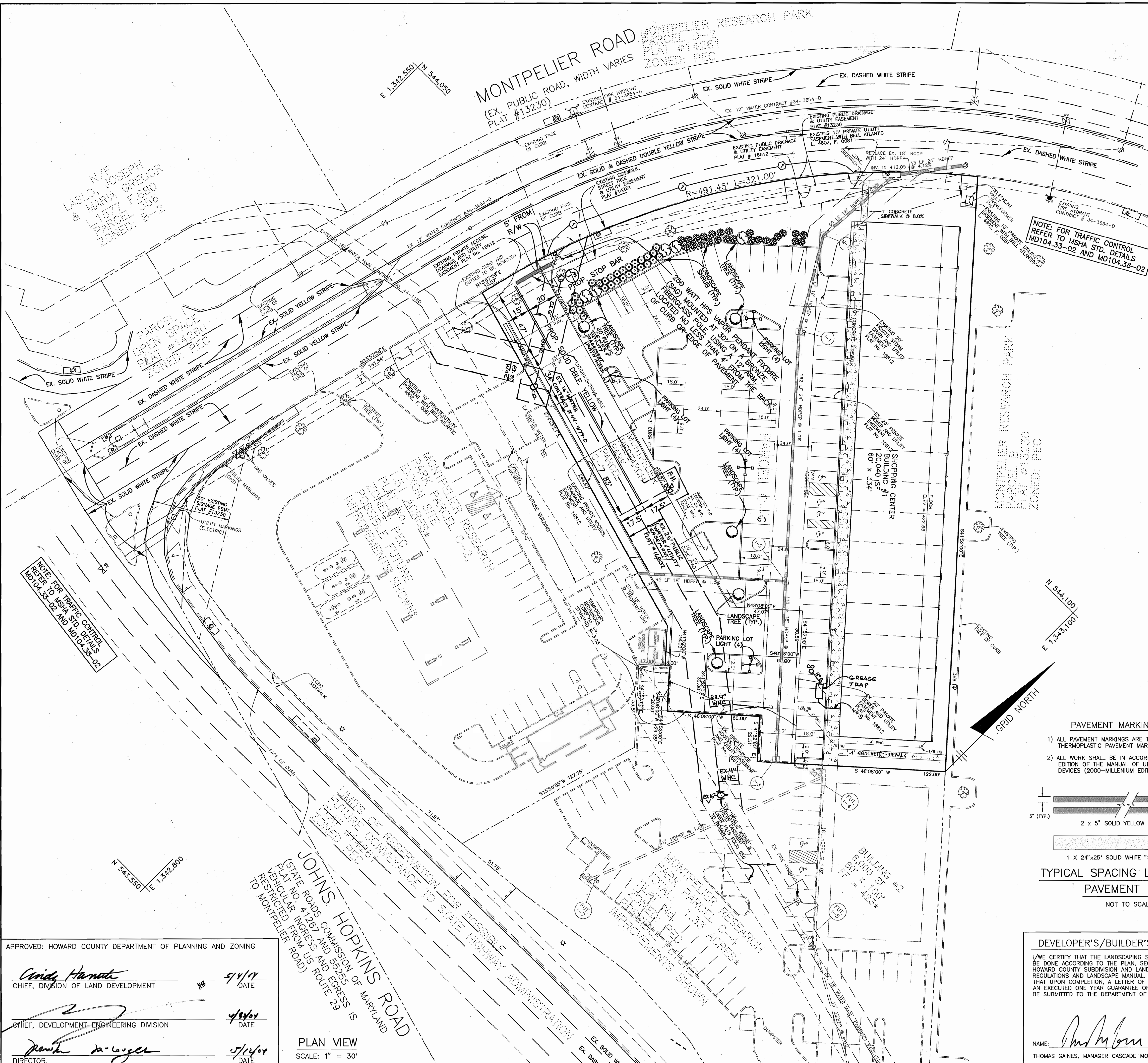
PROJECT: MONTPELIER SHOPPING CENTER
MONTPELIER RESEARCH PARK, PARCELS C-3 AND C-5

LOCATION: TAX MAP No. 41, GRID No. 17, PARCEL No. 124
5th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE: LANDSCAPE AND STRIPING PLAN, NOTES AND DETAILS

DATE: JULY, 2003 PROJECT NO. 1631
MARCH, 2004

DESIGN: JMC DRAFT: EDD SCALE: AS SHOWN DRAWING 7 OF 7



| SCHEDULE A PERIMETER LANDSCAPE EDGE | |
|--|---------------------|
| CATEGORY | ADJACENT TO ROADWAY |
| PERIMETER NO. / LANDSCAPE TYPE | NO |
| LINEAR FEET OF ROADWAY (FRONTAGE/PERIMETER) | 210 |
| CREDIT FOR EXISTING VEGETATION: NO OR YES (w/LINEAR FEET) (DESCRIBE BELOW IF NEEDED) | NO |
| CREDIT FOR WALL, FENCE OR BERM: NO OR YES (w/LINEAR FEET) (DESCRIBE BELOW IF NEEDED) | NO |
| NUMBER OF PLANTS REQUIRED: SHADE TREES | 5 |
| EVERGREEN TREES | 0 |
| OTHER TREES (2:1 SUBSTITUTE) | 53 |
| SHRUBS | 5 |
| NUMBER OF PLANTS PROVIDED: SHADE TREES | 5 |
| EVERGREEN TREES | 0 |
| OTHER TREES (2:1 SUBSTITUTE) | 53 |
| SHRUBS (1:1 SUBSTITUTE) | 5 |
| (DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED) | |

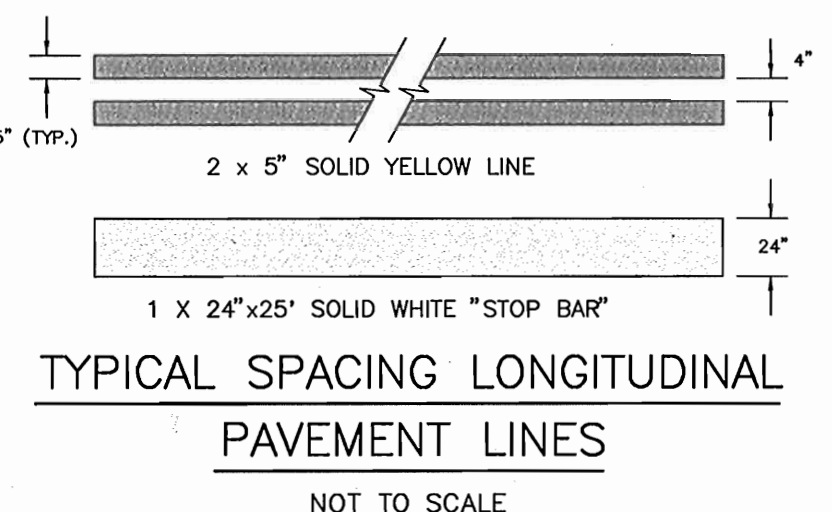
| LANDSCAPE PLANTING LIST | | | |
|-------------------------|----------|---|----------------------------------|
| SYMBOL | QUANTITY | NAME | REMARKS |
| | 5 | Tilia cordata 'Greenspire' (GREENSPIRE LITTLELEAF LINDEN) | 2 1/2" MIN. CAL. B & B FULL HEAD |
| | 5 | Quercus rubra (RED OAK) | 2 1/2" MIN. CAL. B & B FULL HEAD |
| | 25 | Azalea 'hershey red' (HERSHEY RED AZALEA) | 18" - 24" SP. |
| | 28 | Chaenomeles speciosa 'texas scarlet' (FLOWERING QUINCE) | 18" - 24" SP. |

| SCHEDULE B PARKING LOT INTERNAL LANDSCAPING | |
|---|-----------|
| NUMBER OF PARKING SPACES | 100 |
| NUMBER OF TREES REQUIRED | 1 PU |
| NUMBER OF TREES PROVIDED | 20 SPACES |
| NUMBER OF TREES PROVIDED: SHADE TREES | 5 |
| OTHER TREES (2:1 SUBSTITUTE) | 0 |
| NUMBER OF LANDSCAPE ISLANDS REQUIRED | 5 |
| NUMBER OF LANDSCAPE ISLANDS PROVIDED | 5 |

PU STANDS FOR PLANTING UNIT

PAVEMENT MARKING NOTES

- ALL PAVEMENT MARKINGS ARE TO BE REFLECTIVE THERMOPLASTIC PAVEMENT MARKINGS.
- ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (2000-MILLENNIUM EDITION)



DEVELOPER'S/BUILDER'S CERTIFICATION

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION, A LETTER OF NOTICE, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

NAME: *Thomas Gaines* DATE: 3/30/04
THOMAS GAINES, MANAGER CASCADE MONTEPELIER, LLC

PLANTING NOTES:

- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
- TREES MUST BE PLANTED A MINIMUM OF 4 FEET FROM THE EDGE OF PAVING, 10' FROM A DRIVEWAY AND MUST BE A MINIMUM OF 5 FEET FROM ANY STORM DRAIN.
- ALL PLANTINGS ARE THE RESPONSIBILITY OF THE DEVELOPER.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE GRADING PERMIT IN THE AMOUNT OF \$4,590.00.

| NO. | DATE | REVISION |
|-----|---------|---|
| 2 | 4/11/05 | ADD GRC WITH GREASE TRAP |
| 1 | 5/20/04 | REVISE WATER/SEWER PER CONTRACT #44-4179-D, REMOVE LANDING/STAIRS |

BENCHMARK ENGINEERING, INC.
ENGINEERS • LAND SURVEYORS • PLANNERS
8480 BALTIMORE NATIONAL PIKE • SUITE 418
ELLICOTT CITY, MARYLAND 21043
PHONE: 410-465-6105 FAX: 410-465-6644
E-MAIL: benchmark@coia.com

Donald Mean
3/30/04

| | |
|---|--|
| DEVELOPER: CASCADE MONTEPELIER, LLC 10616 BEAVER DAM ROAD COCKEYSVILLE, MD 21030-2290 410-771-0061 | PROJECT: MONTEPELIER SHOPPING CENTER MONTEPELIER RESEARCH PARK, PARCELS C-6 AND C-7 |
| OWNER PARCEL C-3: CASCADE MONTEPELIER, LLC 10616 BEAVER DAM ROAD COCKEYSVILLE, MD 21030-2290 410-771-0061 | LOCATION: TAX MAP No. 41, GRID No. 17, PARCEL No. 124 5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND |
| OWNER PARCEL C-5: HOPKINS ROAD LIMITED PARTNERSHIP 9030 RED BRANCH ROAD, SUITE 200 COLUMBIA, MD 21045 410-997-7222 | TITLE: LANDSCAPE AND STRIPING PLAN, NOTES AND DETAILS DATE: JULY, 2003 MARCH, 2004 PROJECT NO. 1631 |
| DESIGN: JMC | DRAFT: EDD SCALE: AS SHOWN DRAWING 7 OF 7 |

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

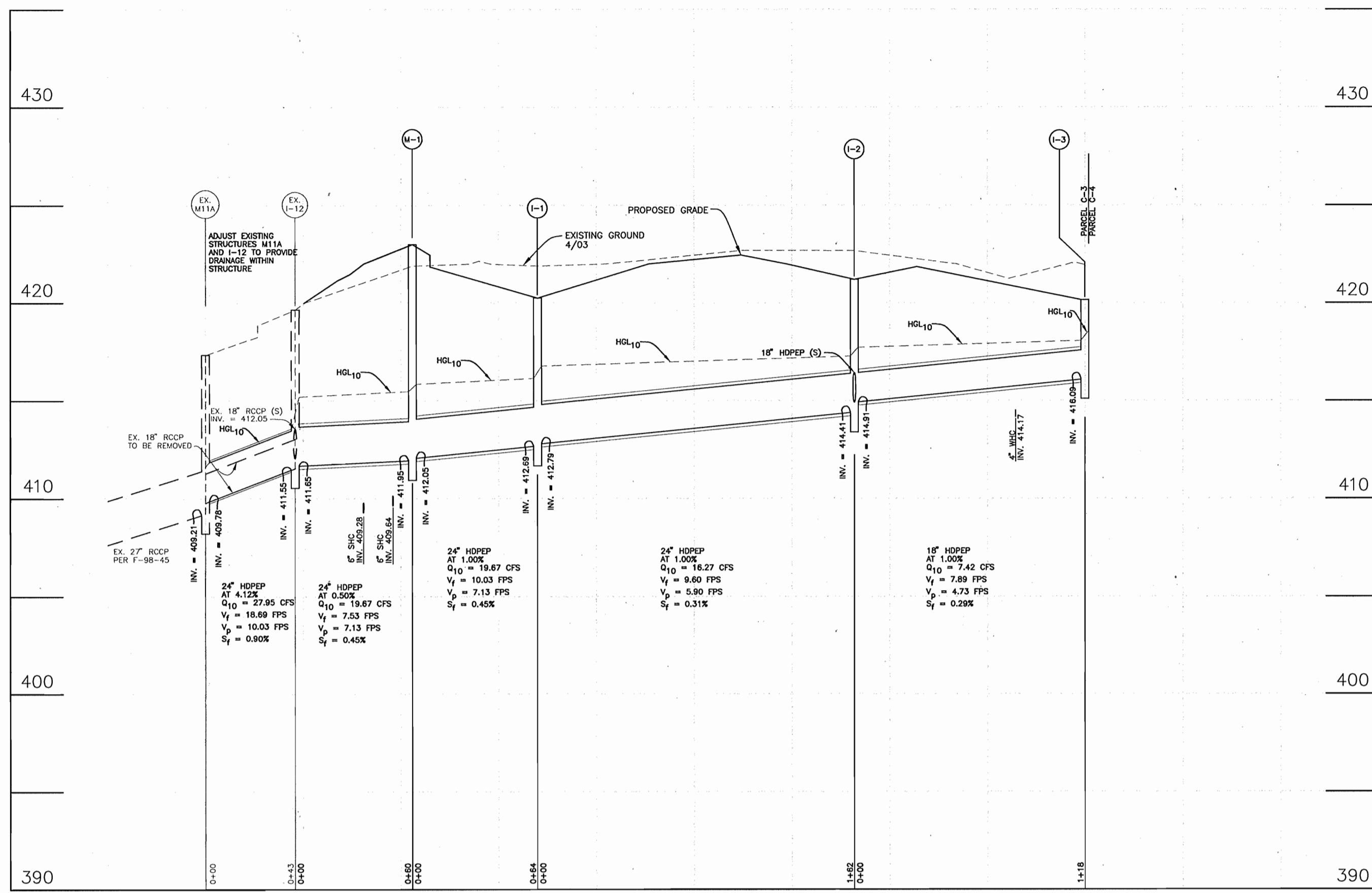
Condy Hamath
CHIEF, DIVISION OF LAND DEVELOPMENT
DATE: 5/4/04

Ronk D. Logg
CHIEF, DEVELOPMENT-ENGINEERING DIVISION
DATE: 4/13/04

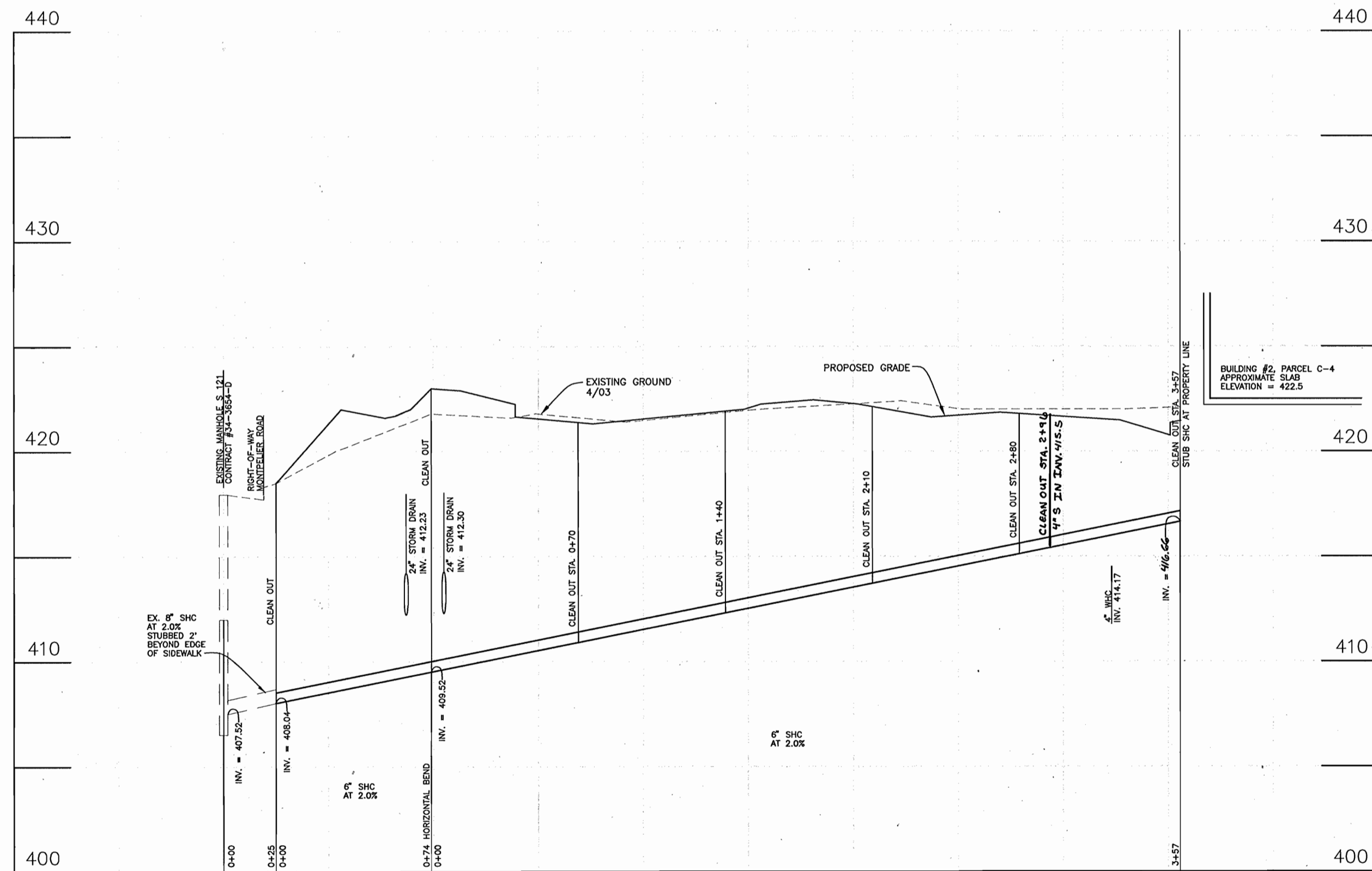
Ronk D. Logg
DIRECTOR
DATE: 5/14/04

JOHNS HOPKINS ROAD
(STATE ROADS COMMISSION OF MARYLAND
PLAT NO. 41291 AND 52335
VEHICULAR INGRESS AND EGRESS IS
RESTRICTED FROM US ROUTE 29
TO MONTEPELIER ROAD)

PLAN VIEW
SCALE: 1" = 30'

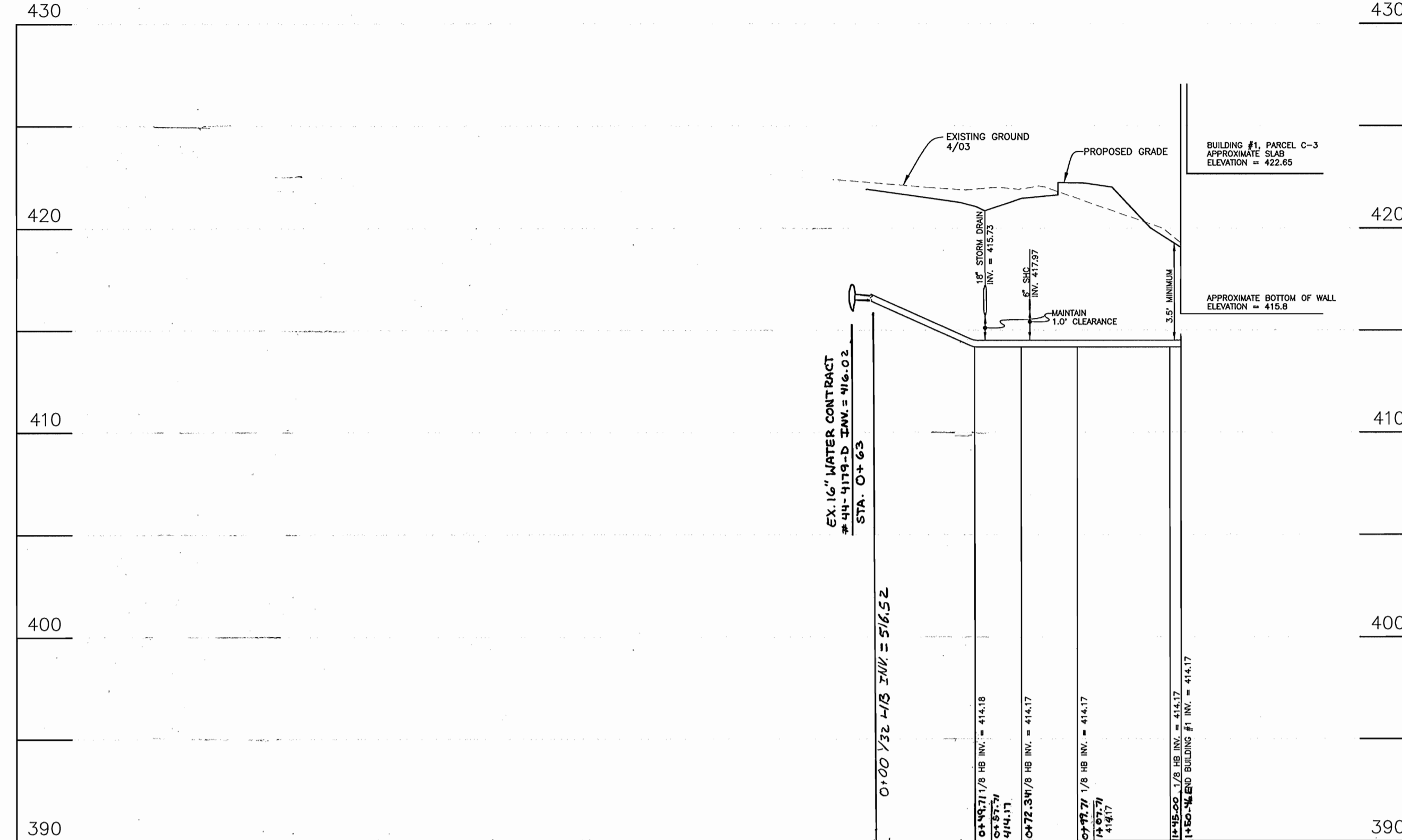


STORM DRAIN PROFILE
 1-1 TO 1-3
 SCALE: HORT. 1" = 50'
 VERT. 1" = 5'

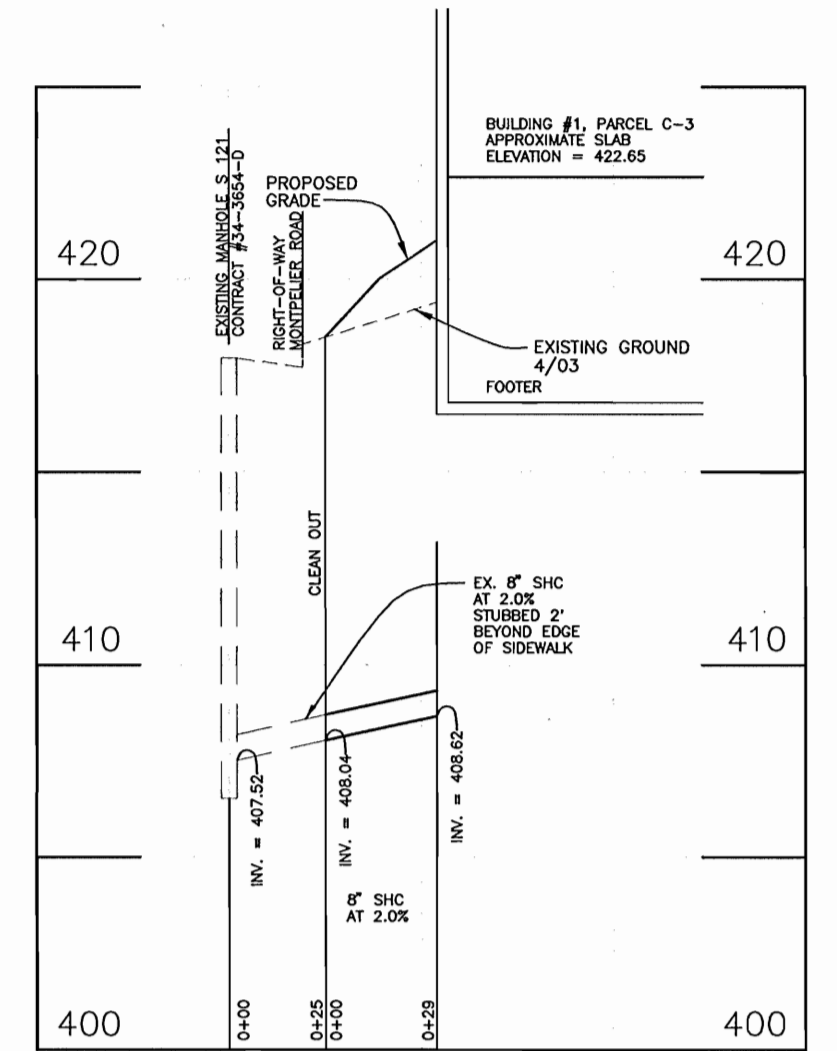


PRIVATE SEWER HOUSE CONNECTION TO PARCEL C-4 PROFILE
 SCALE: HORT. 1" = 50'
 VERT. 1" = 5'

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Cindy Hamada
 CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE: 5/14/04
4/30/04
 DATE: 5/14/04
 DATE: 5/14/04
 DATE: 5/14/04



4" WATER HOUSE CONNECTION PROFILE
 SCALE: HORT. 1" = 50'
 VERT. 1" = 5'



PRIVATE SEWER HOUSE CONNECTION TO PARCEL C-3 PROFILE
 SCALE: HORT. 1" = 50'
 VERT. 1" = 5'

STRUCTURE SCHEDULE

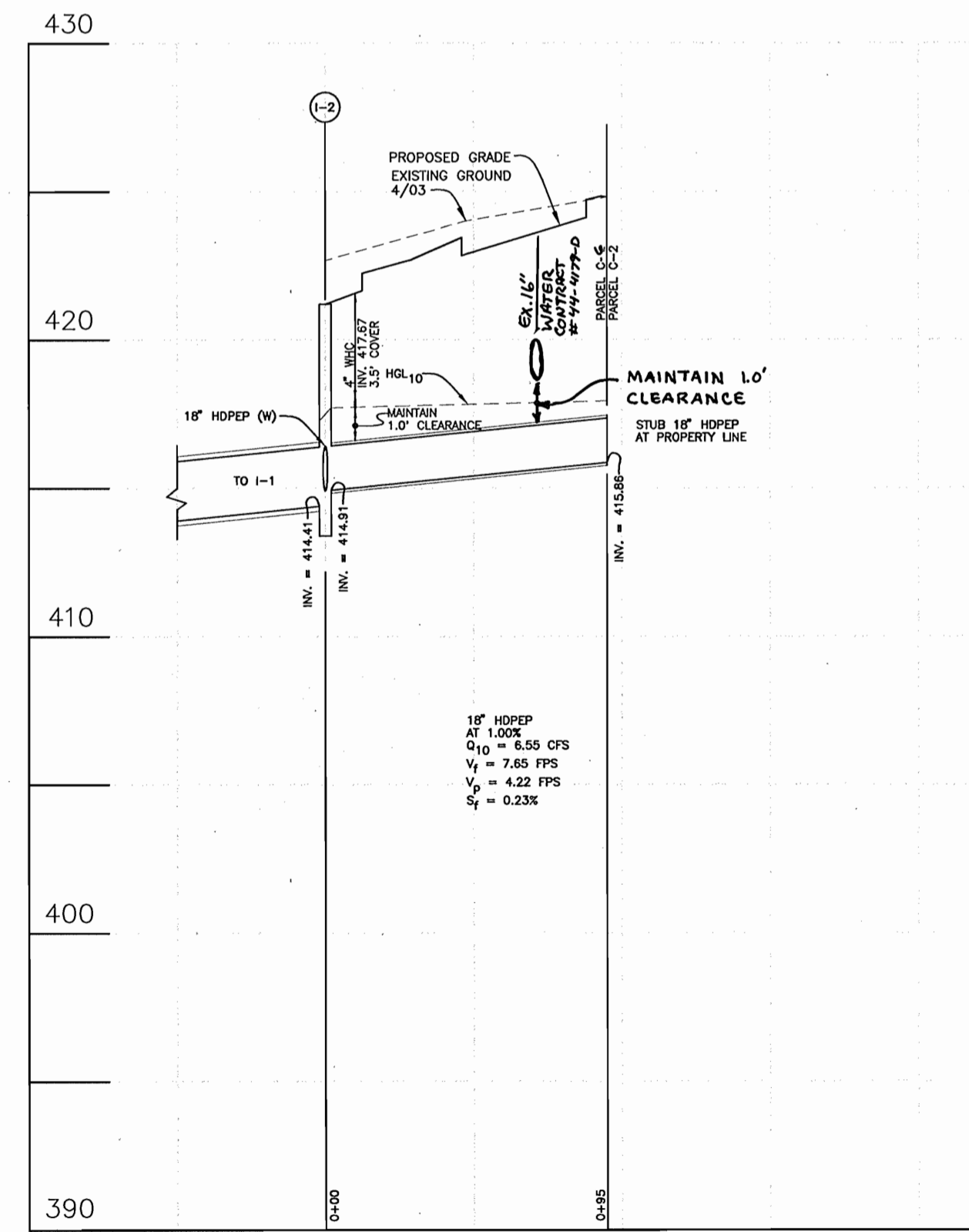
| STR. No. | LOCATION | TOP ELEV. | INV. IN | INV. OUT | TYPE | Ho. Co. STD. | REMARKS |
|----------|-----------------------------|-----------|---------|----------|---------|--------------|---------------|
| I-1 | N 544,103.59 E 1,342,845.61 | 430.25 | 412.50 | 412.40 | S | SD 4.22 | 2.6' WIDE |
| I-2 | N 543,869.95 E 1,342,933.72 | 421.20 | 413.91 | 413.41 | S | SD 4.22 | 2.6' WIDE |
| I-3 | N 543,896.76 E 1,343,030.97 | 420.18 | 415.44 | 415.34 | S | SD 4.22 | 2.6' WIDE |
| M-1 | N 544,158.97 E 1,342,812.59 | 423.00 | 412.05 | 411.95 | MANHOLE | G 5.11 | 4.0' DIAMETER |

NOTE: ALL INLET TOP ELEVATIONS AND COORDINATES ARE AT THE TOP FACE OF CURB IN THE MIDDLE OF THE INLET.

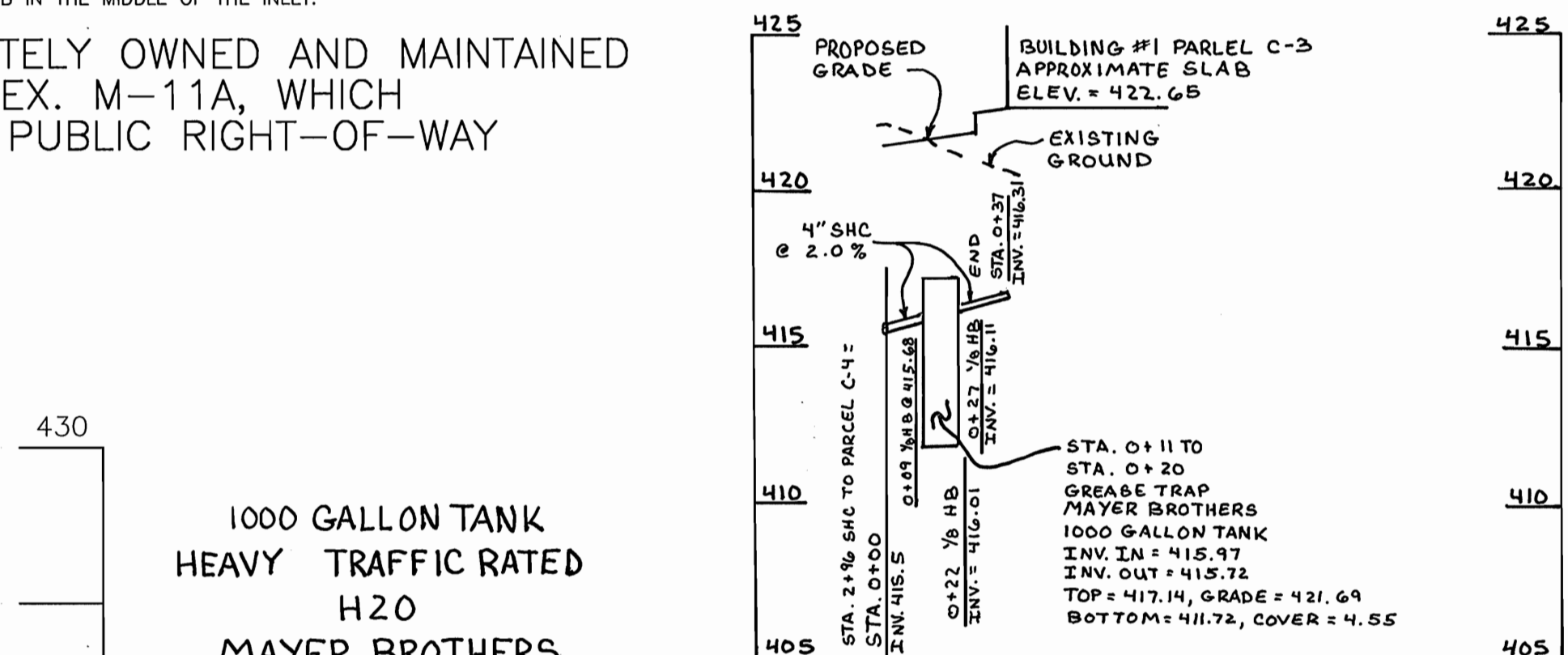
ALL STORM DRAINS SHALL BE PRIVATELY OWNED AND MAINTAINED EXCEPT FOR EX. I-12 TO EX. M-11A, WHICH REPLACES A RUN WITHIN THE PUBLIC RIGHT-OF-WAY

PIPE SCHEDULE

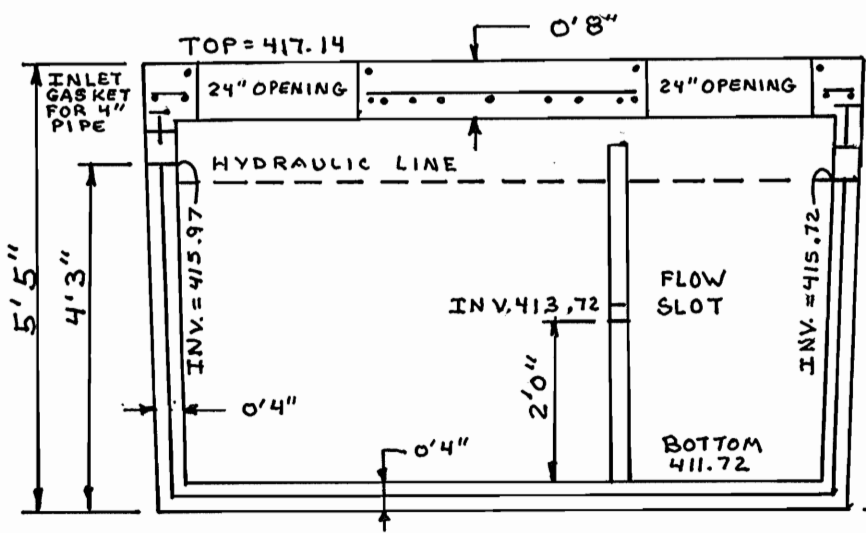
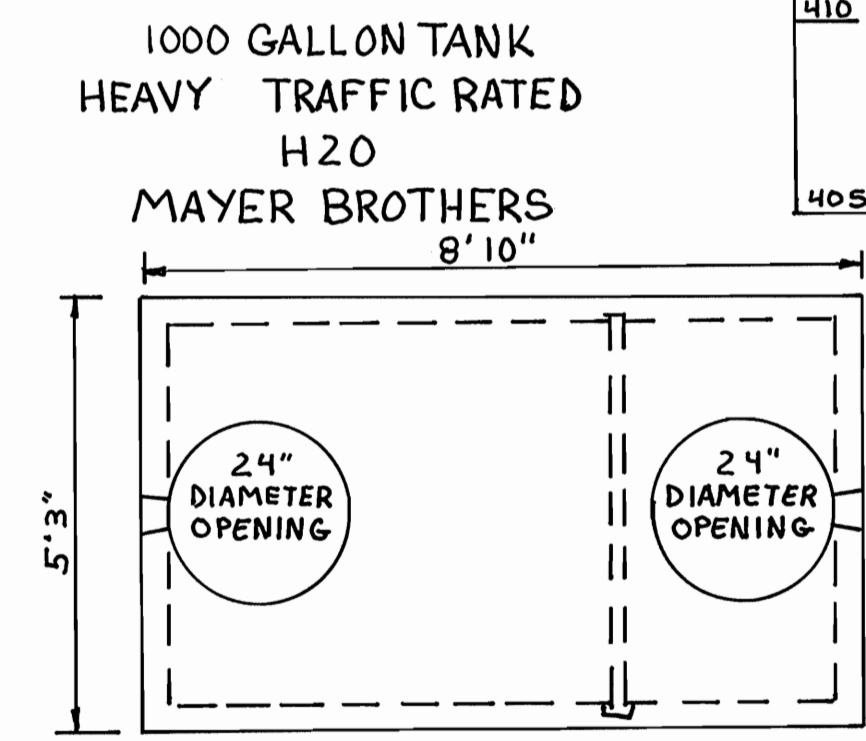
| RUN | LENGTH | DIAMETER | MATERIAL | NOTES |
|-------------------|--------|----------|----------|----------------------|
| M-11A TO I-12 | 43 | 24" | HDPEP | REPLACE EX. 18" RCCP |
| I-12 TO M-1 | 60 | 24" | HDPEP | |
| M-1 TO I-1 | 64 | 24" | HDPEP | |
| I-1 TO I-2 | 182 | 24" | HDPEP | |
| I-2 TO I-3 | 118 | 18" | HDPEP | |
| I-2 TO PARCEL C-2 | 95 | 18" | HDPEP | |



STORM DRAIN PROFILE TO PARCEL C-2
 SCALE: HORT. 1" = 50'
 VERT. 1" = 5'



PRIVATE SEWER HOUSE CONNECTION WITH GREASE TRAP
 SCALE: HORT. 1" = 50'
 VERT. 1" = 5'



DESIGN DATA AND GENERAL NOTES:
 1. CONCRETE STRENGTH: $f'c = 4000$ PER 28 DAYS, DENSITY = 150 PCL
 2. CEMENTS - PORTLAND TYPE 2, PER ASTM C 150-92.
 3. ADMIXTURE: PLASTICIZER PER ASTM C 260 - 80 FC 499-92.
 4. REINFORCING: PER ASTM A 182, DIA. 1/2" COV. 2.
 5. TOP SLAB: SEALS WITH BUTYL ROPE 1/2" COVER.
 6. MAIN INLET: 3'-0" OF BATH COVER OVER TOP OF SLAB.
 7. 4" WALLS AND BASE, 8" TOP SLAB

| NO. | DATE | REVISION |
|-----|---------|--|
| 2 | 4/11/05 | ADD SHC WITH GREASE TRAP |
| 1 | 5/20/04 | REVISE WATER /SEWER PER CONTRACT # 44-4179-D |

BENCHMARK ENGINEERING, INC.
 ENGINEERS • LAND SURVEYORS • PLANNERS
 8480 BALTIMORE NATIONAL PIKE • SUITE 418
 ELLICOTT CITY, MARYLAND 21043
 PHONE: 410-465-6105 FAX: 410-465-6644
 E-MAIL: benchmark@ccis.com

DEVELOPER: CASCADE MONTPELIER, LLC
 10616 BEAVER DAM ROAD
 COCKEYSVILLE, MD 21030-2290
 410-771-0061

OWNER PARCEL C-3: CASCADE MONTPELIER, LLC
 10616 BEAVER DAM ROAD
 COCKEYSVILLE, MD 21030-2290
 410-771-0061

OWNER PARCEL C-5: HOPKINS ROAD LIMITED PARTNERSHIP
 9030 RED BRANCH ROAD, SUITE 200
 COLUMBIA, MD 21045
 410-997-7222

PROJECT: MONTPELIER SHOPPING CENTER
 MONTPELIER RESEARCH PARK, PARCELS C-6 AND C-7

LOCATION: TAX MAP No. 41, GRID No. 17, PARCEL No. 124
 5th ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

TITLE: STORM DRAIN, WHC & SHC PROFILES

DATE: JULY, 2003
 MARCH, 2004

PROJECT NO. 1631

DESIGN: JMC DRAFT: EDD

SCALE: AS SHOWN DRAWING 6 OF 7

MONTEPELIER RESEARCH PARK
PARCEL B
PLAT #14261
ZONED: PEC

MONTEPELIER ROAD
(EX. PUBLIC ROAD, WIDTH VARIES)
PLAT #13230

GRID NORTH

N 544,150
E 1,343,100

MONTEPELIER RESEARCH PARK
PARCEL B
PLAT #13230
ZONED: PEC

| SOILS LEGEND | | |
|--------------|------------|--|
| MAP SYMBOL | SOIL GROUP | SOIL TYPE |
| CgB2 | B | CHESTER GRAVELLY SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED |
| ChA | B | CHESTER SILT LOAM, 0 TO 3 PERCENT SLOPES |
| MgC2 | B | MANOR GRAVELLY LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED |
| EKB2 | C | ELIOAK SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED |

SITE CONTAINS NO HYDRIC SOILS
TAKEN FROM SOILS SURVEY, ISSUED JULY 1968, MAP NO. 29

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Andis Kanister
CHIEF, DIVISION OF LAND DEVELOPMENT
DATE: 5/4/04

[Signature]
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 4/2/04

[Signature]
DIRECTOR
DATE: 5/2/04

| NO. | DATE | REVISION |
|-----|---------|--|
| 2 | 4/11/05 | ADD SHC WITH GREASE TRAP |
| 1 | 5/20/04 | REVISE WATER & SEWER PER CONTRACT 44-4179-D, REMOVE LANDINGS |

BENCHMARK
ENGINEERS • LAND SURVEYORS • PLANNERS

ENGINEERING, INC.

8480 BALTIMORE NATIONAL PIKE • SUITE 418
ELLCOTT CITY, MARYLAND 21043
PHONE: 410-465-6105 FAX: 410-465-6644
E-Mail: benchmark@cois.com

Donald M. Mason
3/20/04

| | |
|--|--|
| DEVELOPER: CASCADE MONTEPELIER, LLC 10816 BEAVER DAM ROAD COCKEYSVILLE, MD 21030-2290 410-771-0061 | PROJECT: MONTEPELIER SHOPPING CENTER MONTEPELIER RESEARCH PARK, PARCELS C-6 AND C-7 |
| OWNER PARCEL C-3: CASCADE MONTEPELIER, LLC 10816 BEAVER DAM ROAD COCKEYSVILLE, MD 21030-2290 410-771-0061 | LOCATION: TAX MAP No. 41, GRID No. 17, PARCEL No. 124 5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND |
| OWNER PARCEL C-5: HOPKINS ROAD LIMITED PARTNERSHIP 9030 RED BRANCH ROAD, SUITE 200 COLUMBIA, MD 21045 410-997-7222 | TITLE: STORM DRAIN DRAINAGE AREA MAP |
| DESIGN: JMC | DRAFT: EDD |
| DATE: JULY, 2003 MARCH, 2004 | PROJECT NO. 1631 DRAWING NO. 5 OF 7 |
| SCALE: AS SHOWN | |

JOHNS HOPKINS ROAD
(STATE ROAD COMMISSION OF MARYLAND
PLAT NO. 41267 AND 55255
VEHICULAR INGRESS AND EGRESS IS
RESTRICTED FROM US ROUTE 29
TO MONTEPELIER ROAD)

LIMITS OF RESERVATION FOR POSSIBLE
FUTURE COMPLIANCE TO STATE HIGHWAY ADMINISTRATION
PLAT #14261
ZONED: PEC

PLAN VIEW
SCALE: 1" = 30'



MONTEPELIER RESEARCH PARK
PARCEL D-2
PLAT #14261
ZONED: PEC

N 544,300
E 1,343,050

MONTEPELIER ROAD
(EX. PUBLIC ROAD, WIDTH VARIES)
PLAT #13230

MONTEPELIER RESEARCH PARK
PARCEL B
PLAT #13230
ZONED: PEC

LISSA GREGG
PARCEL 580
PLAT #13230
ZONED: PEC

PARCEL I
OPEN SPACE
PLAT #13230
ZONED: PEC

DRAINAGE AREA
TO CLEAN
WATER DIVERSION
DIKE

MONTEPELIER RESEARCH PARK
PARCEL C-2
TOTAL: 1.33 ACRES
ZONED: PEC
POSSIBLE FUTURE
IMPROVEMENTS SHOWN

MONTEPELIER RESEARCH PARK
PARCEL C-4
TOTAL: 1.33 ACRES
ZONED: PEC
POSSIBLE FUTURE
IMPROVEMENTS SHOWN

LEGEND

- SOILS CLASSIFICATION **AbC1**
- SOILS DELINEATION
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED STRUCTURE
- SILT FENCE
- SUPER SILT FENCE
- EARTH DIKE
- STABILIZED CONSTRUCTION ENTRANCE
- LIMIT OF DISTURBANCE

THIS PLAN IS FOR
SEDIMENT AND EROSION
CONTROL PURPOSES ONLY

BY THE DEVELOPER:
I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT.
Thomas Gaines
DEVELOPER - CASCADE MONTEPELIER, LLC
THOMAS GAINES, MANAGER
3/30/04
DATE

BY THE ENGINEER:
I/WE CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.
Donald A. Mason
ENGINEER - DONALD A. MASON, P.E. # 21443
3/30/04
DATE

THIS DEVELOPMENT PLAN IS APPROVED FOR EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
Jim Meyers
NATURAL RESOURCES CONSERVATION SERVICE
4/29/04
DATE

REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.
John Robertson
HOWARD SOIL CONSERVATION DISTRICT
4/29/04
DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Chief Development Engineering Division
4/29/04
DATE

Cindy Hamilton
CHIEF, DIVISION OF LAND DEVELOPMENT
5/4/04
DATE

Mark L. W. G. G.
DIRECTOR
5/12/04
DATE

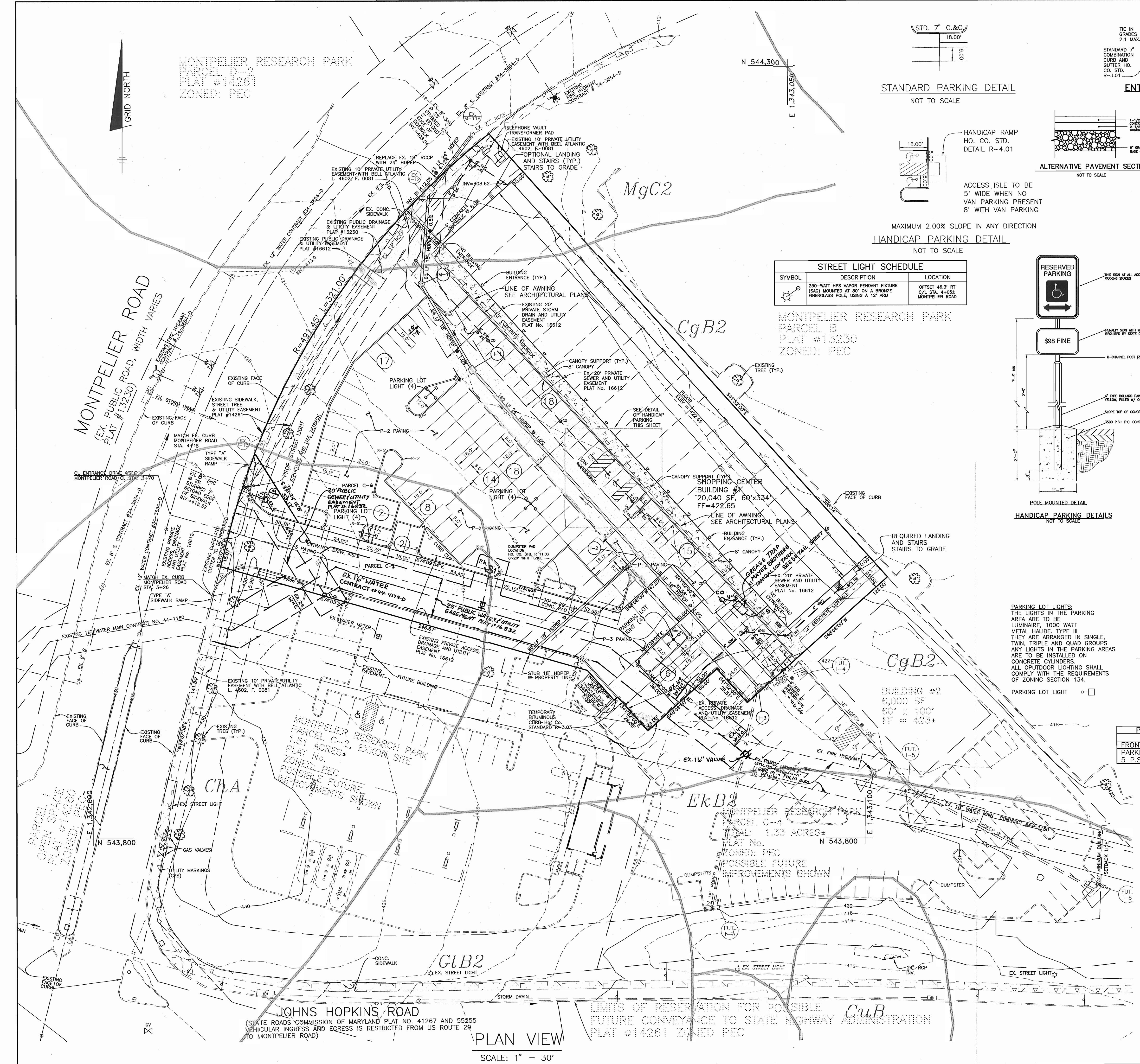
BENCHMARK
ENGINEERS • LAND SURVEYORS • PLANNERS
ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE & SUITE 418
ELICOTT CITY, MARYLAND 21043
PHONE: 410-465-6105 FAX: 410-465-6644
E-MAIL: benchmark@cois.com
Donald A. Mason
3/30/04

| | |
|--|--|
| DEVELOPER: CASCADE MONTEPELIER, LLC 10616 BEAVER DAM ROAD COCKEYSVILLE, MD 21030-2290 410-771-0061 | PROJECT: MONTEPELIER SHOPPING CENTER MONTEPELIER RESEARCH PARK, PARCELS C-6 AND C-7 |
| OWNER PARCEL C-3: CASCADE MONTEPELIER, LLC 10616 BEAVER DAM ROAD COCKEYSVILLE, MD 21030-2290 410-771-0061 | LOCATION: TAX MAP No. 41, GRID No. 17, PARCEL No. 124 5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND |
| OWNER PARCEL C-5: HOPKINS ROAD LIMITED PARTNERSHIP 9030 RED BRANCH ROAD, SUITE 200 COLUMBIA, MD 21045 410-997-7222 | TITLE: GRADING, SEDIMENT AND EROSION CONTROL PLAN |
| DESIGN: JMC DRAFT: EDD | DATE: JULY, 2003 MARCH, 2004 PROJECT NO. 1631 |
| SCALE: AS SHOWN | DRAWING 3 OF 7 |

PLAN VIEW
SCALE: 1" = 30'

MONTEPELIER RESEARCH PARK
PARCEL B
PLAT #14261
ZONED: PEC

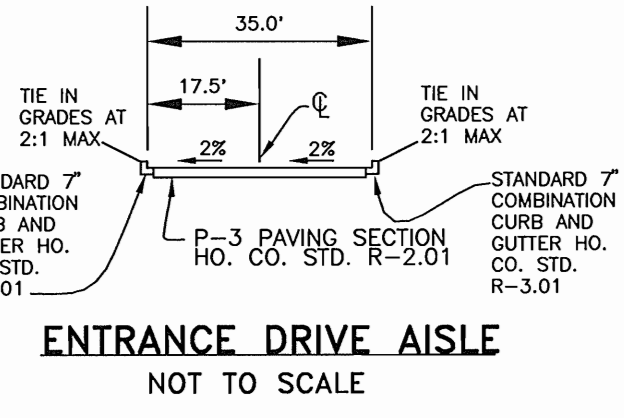
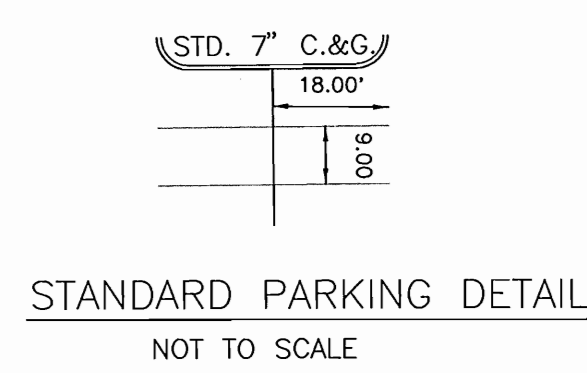
MONTEPELIER ROAD
(EX. PUBLIC ROAD, WIDTH VARIES)
PLAT #13230



JOHNS HOPKINS ROAD
(STATE ROADS COMMISSION OF MARYLAND PLAT NO. 41267 AND 55255
VEHICULAR INGRESS AND EGRESS IS RESTRICTED FROM US ROUTE 29
TO MONTEPELIER ROAD)

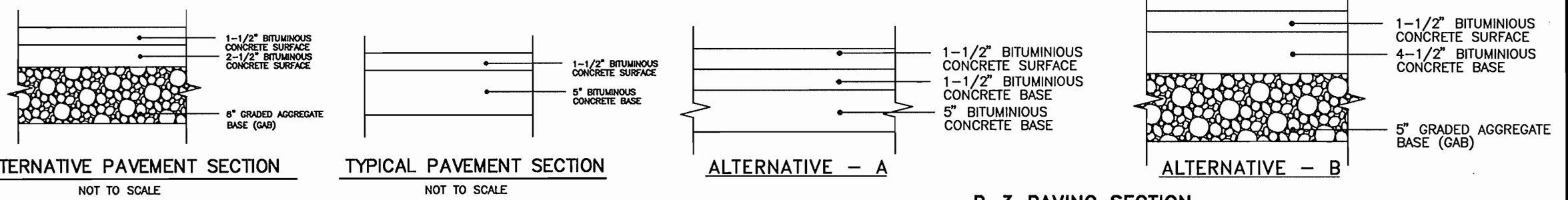
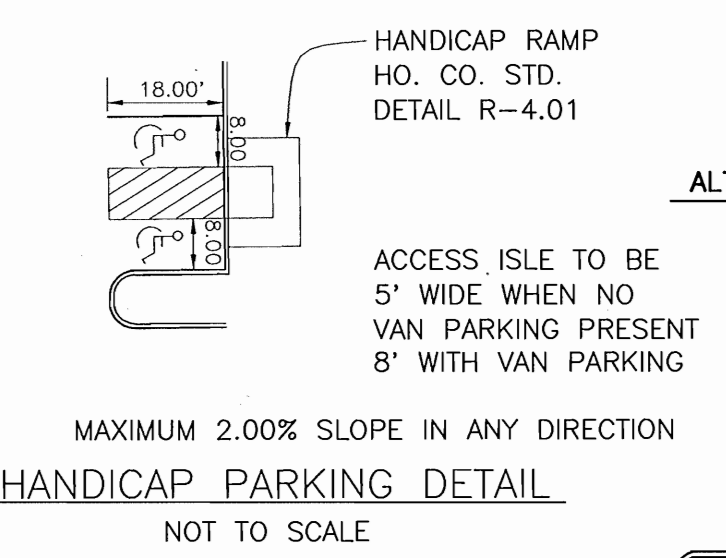
LIMITS OF RESERVATION FOR POSSIBLE
FUTURE CONVEYANCE TO STATE HIGHWAY ADMINISTRATION
PLAT #14261 ZONED PEC

PLAN VIEW
SCALE: 1" = 30'



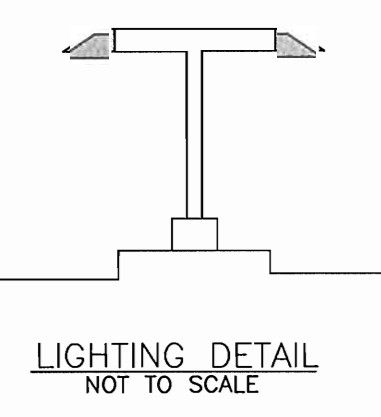
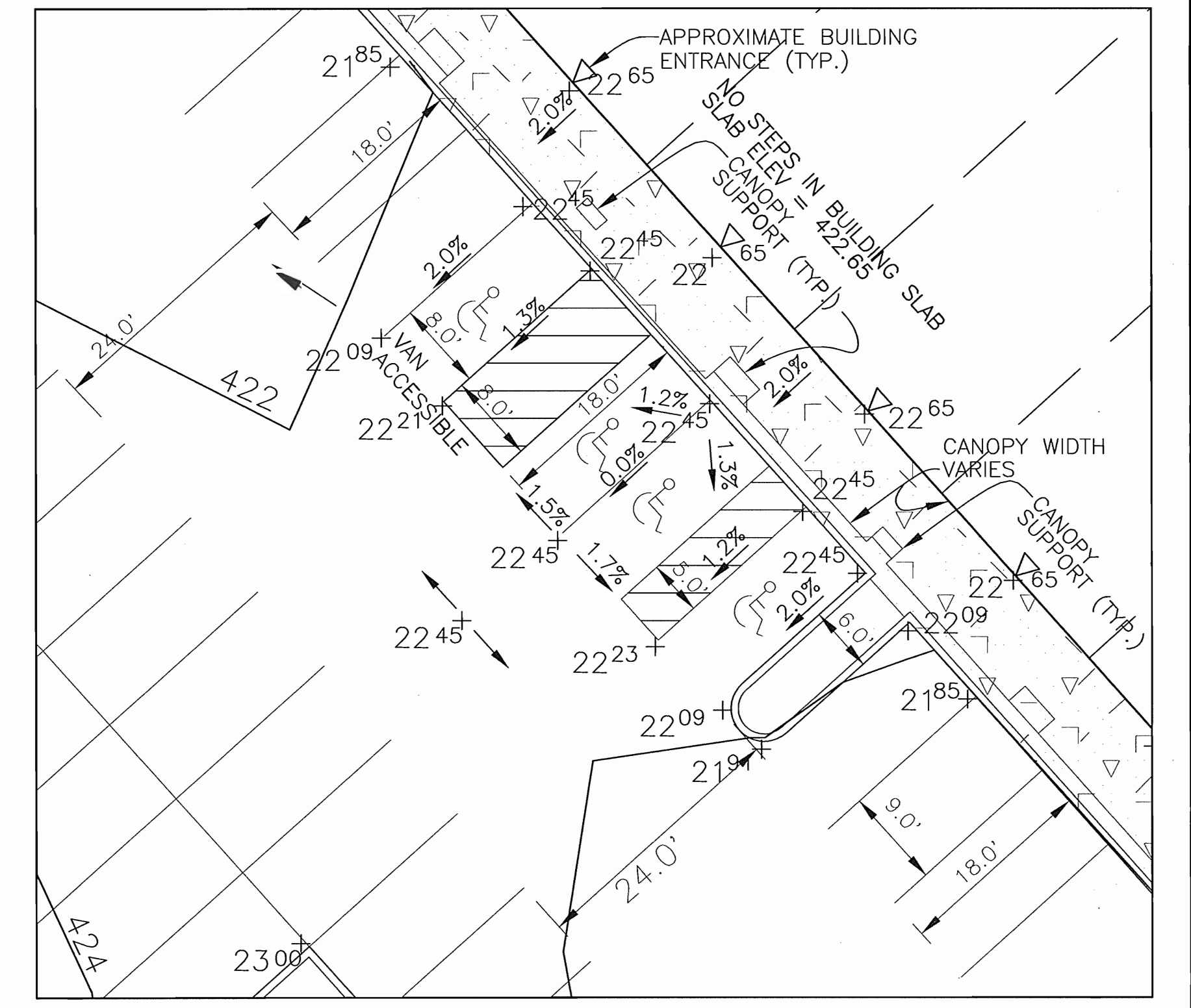
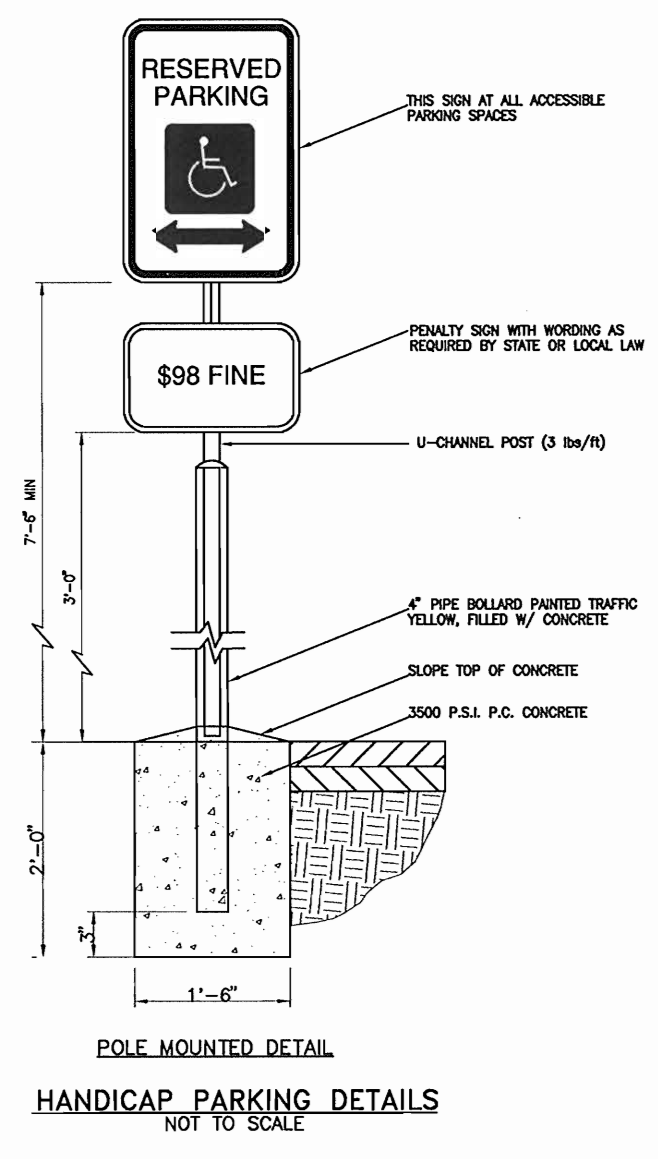
| SOILS LEGEND | | |
|--------------|------------|--|
| MAP SYMBOL | SOIL GROUP | SOIL TYPE |
| CgB2 | B | CHESTER GRAVELLY SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED |
| Cha | B | CHESTER SILT LOAM, 0 TO 3 PERCENT SLOPES |
| MgC2 | B | MANOR GRAVELLY LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED |
| Ekb2 | C | ELIOAK SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED |

SITE CONTAINS NO HYDRIC SOILS
TAKEN FROM SOILS SURVEY, ISSUED JULY 1968, MAP NO. 29



| STREET LIGHT SCHEDULE | | |
|-----------------------|--|---|
| SYMBOL | DESCRIPTION | LOCATION |
| | 250-WATT HPS VAPOR PENDANT FIXTURE (SHD) MOUNTED AT 30' ON A BRONZE FIBERGLASS POLE, USING A 12' ARM | OFFSET 46.3' RT C/A STA. 4+052 MONTEPELIER ROAD |

MONTEPELIER RESEARCH PARK
PARCEL B
PLAT #13230
ZONED: PEC



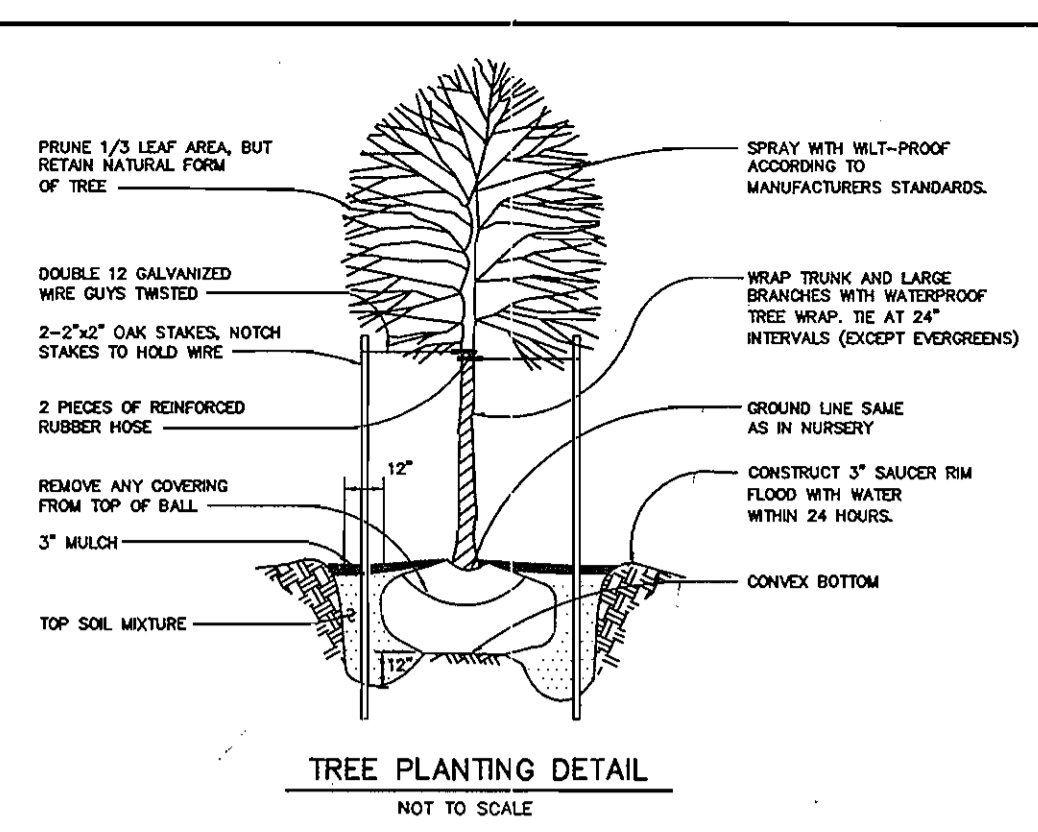
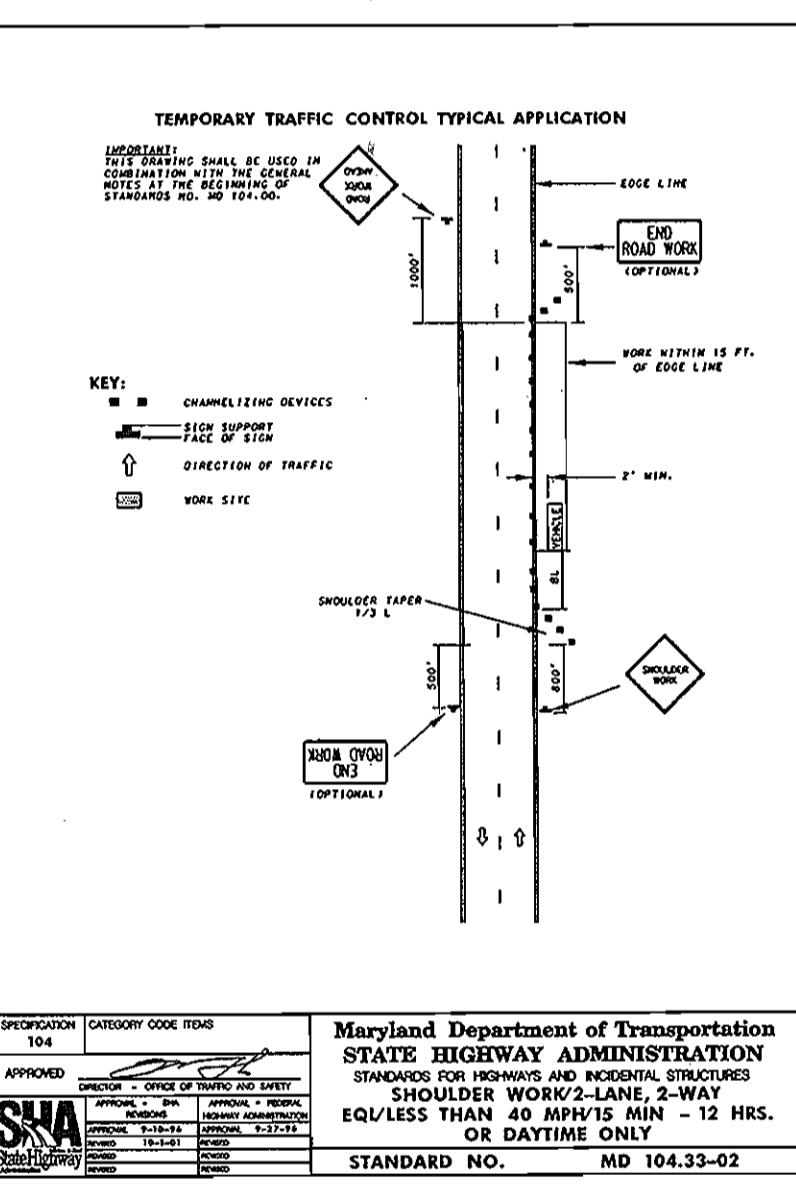
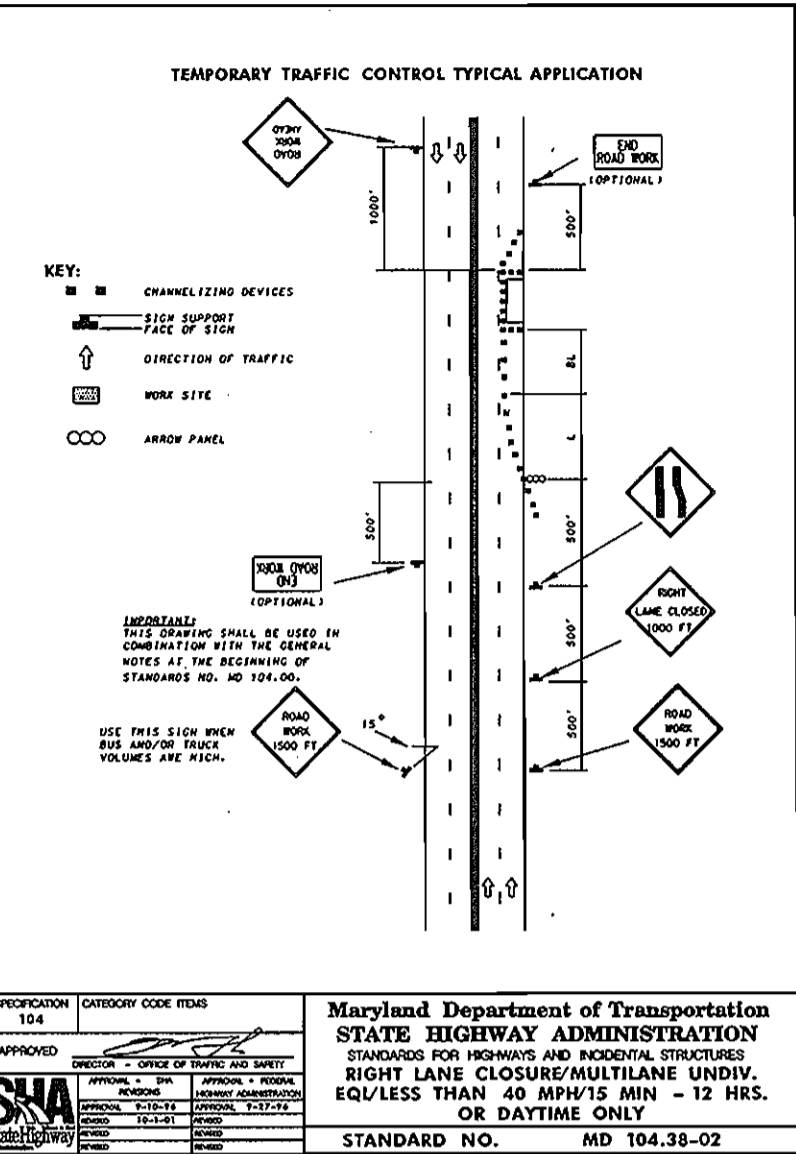
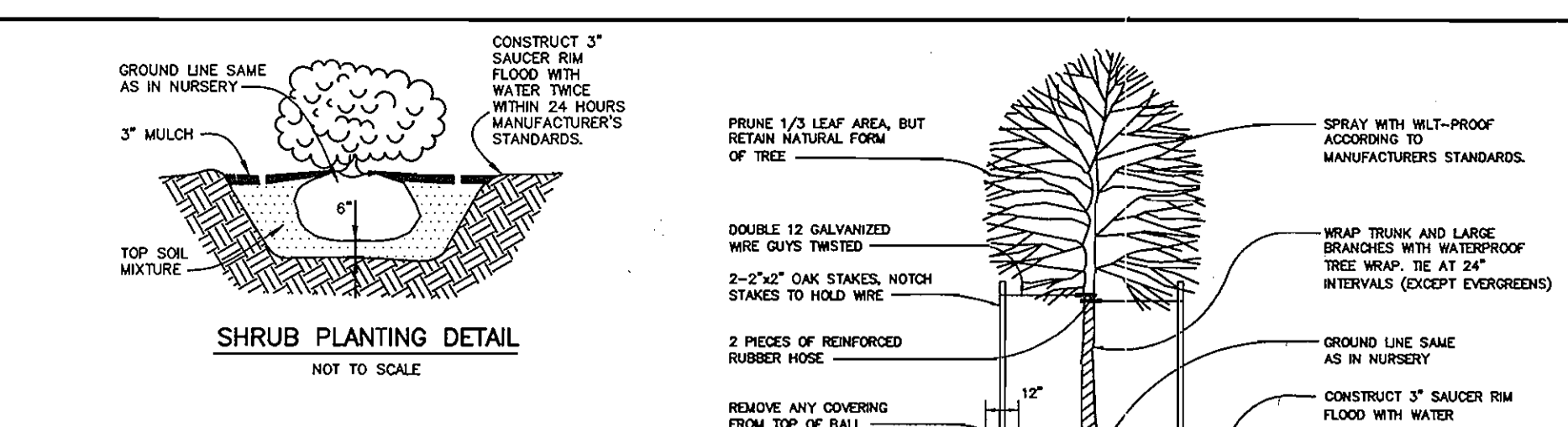
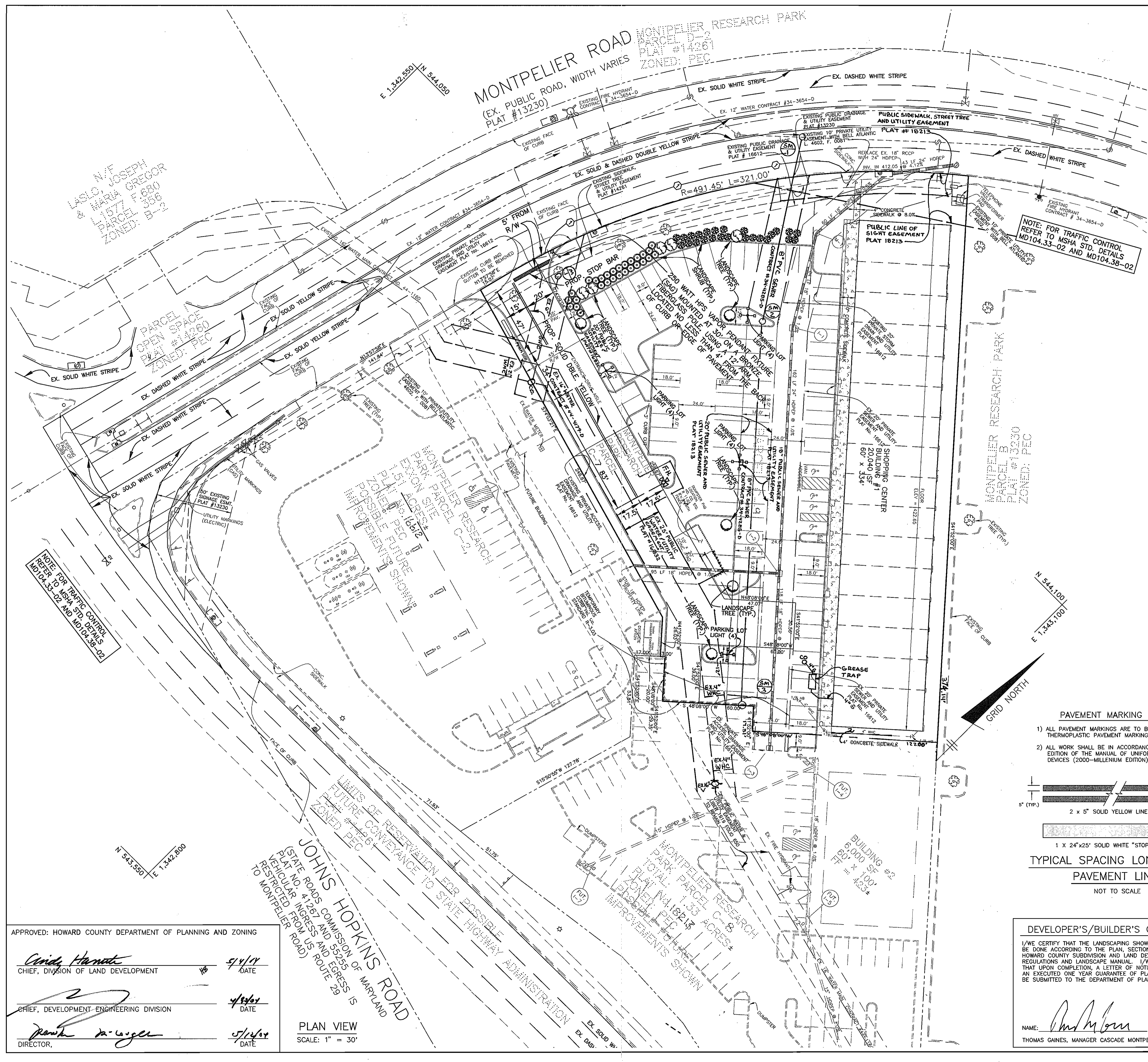
| PARKING TABULATION | |
|--|--------------|
| FRONT | TOTAL SPACES |
| 100 | 100 |
| PARKING RATIO: 5 P.S. PER 1,000 SF GLA | |

| APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS. | | |
|---|--|----------|
| HOWARD COUNTY HEALTH DEPARTMENT | | |
| APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING | | |
| <i>Cindy Hamaker</i> CHIEF, DIVISION OF LAND DEVELOPMENT | 4/4/04 DATE | |
| CHIEF, DEVELOPMENT ENGINEERING DIVISION | 4/30/04 DATE | |
| <i>Martha McCarty</i> DIRECTOR | 5/16/04 DATE | |
| 2 | 4/11/05 ADD SHC WITH GREASE TRAP | |
| 1 | 5/20/04 REVISE WATER & SEWER PER CONTRACT # 44-4179, REMOVE LANDING & STAIRS | |
| NUMBER | DATE | REVISION |

BENCHMARK ENGINEERING, INC.
ENGINEERS • LAND SURVEYORS • PLANNERS
8480 BALTIMORE NATIONAL PIKE • SUITE 418
ELLCOTT CITY, MARYLAND 21043
PHONE: 410-465-6105 FAX: 410-465-6644
E-MAIL: benchmark@cais.com

Ronald Maan
3/30/04

| | |
|--|--|
| DEVELOPER: CASCADE MONTEPELIER, LLC 10616 BEAVER DAM ROAD COCKEYSVILLE, MD 21030-2290 410-771-0061 | PROJECT: MONTEPELIER SHOPPING CENTER MONTEPELIER RESEARCH PARK, PARCELS C-6 AND C-7 |
| OWNER PARCEL C-3: CASCADE MONTEPELIER, LLC 10616 BEAVER DAM ROAD COCKEYSVILLE, MD 21030-2290 410-771-0061 | LOCATION: TAX MAP No. 41, GRID No. 17, PARCEL No. 124 5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND |
| OWNER PARCEL C-5: HOPKINS ROAD LIMITED PARTNERSHIP 9030 RED BRANCH ROAD, SUITE 200 COLUMBIA, MD 21045 410-997-7222 | TITLE: SITE DEVELOPMENT PLAN AND SOILS MAP |
| DESIGN: JMC DRAFT: EDD | DATE: JULY, 2003 PROJECT NO. 1631 MARCH, 2004 |
| SCALE: AS SHOWN | DRAWING 2 OF 7 |

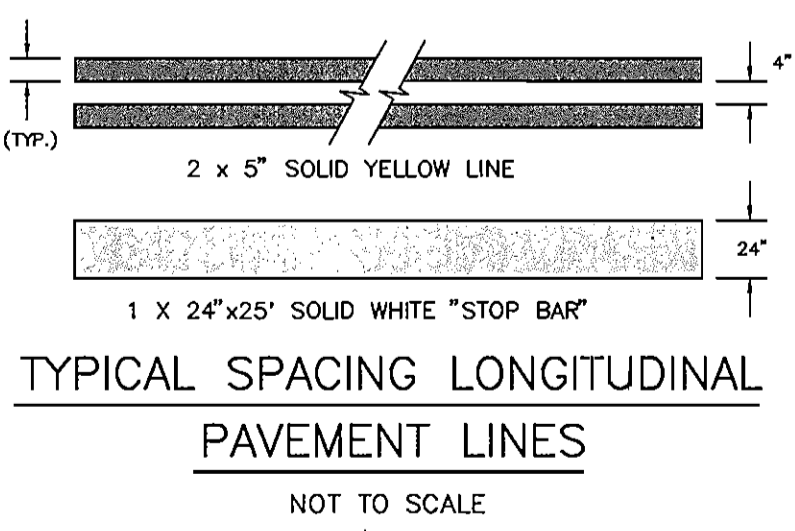


| SCHEDULE A PERIMETER LANDSCAPE EDGE | |
|--|---------------------------------|
| CATEGORY | ADJACENT TO ROADWAY |
| CATEGORY | ADJACENT TO PERMETER PROPERTIES |
| PERIMETER NO. / LANDSCAPE TYPE | (1) E |
| LINEAR FEET OF ROADWAY (FRONTAGE/PERIMETER) | 210 |
| CREDIT FOR EXISTING VEGETATION: NO OR YES (✓/LINEAR FEET) (DESCRIBE BELOW IF NEEDED) | NO |
| CREDIT FOR WALL, FENCE OR BERM: NO OR YES (✓/LINEAR FEET) (DESCRIBE BELOW IF NEEDED) | NO |
| NUMBER OF PLANTS REQUIRED: | |
| SHADE TREES | 5 |
| EVERGREEN TREES | 0 |
| OTHER TREES (2:1 SUBSTITUTE) | 53 |
| SHRUBS | - |
| NUMBER OF PLANTS PROVIDED: | |
| SHADE TREES | 5 |
| EVERGREEN TREES | 0 |
| OTHER TREES (2:1 SUBSTITUTE) | 53 |
| SHRUBS (10:1 SUBSTITUTE) | - |
| (DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED) | |

| LANDSCAPE PLANTING LIST | | | |
|-------------------------|----------|--|----------------------------------|
| SYMBOL | QUANTITY | NAME | REMARKS |
| | 5 | Tiilia cordata 'Greenspire' (GREENSPIRE LITTLELEAF LINDEN) | 2 1/2" MIN. CAL. B & B FULL HEAD |
| | 5 | Quercus rubra (RED OAK) | 2 1/2" MIN. CAL. B & B FULL HEAD |
| | 25 | Azalea 'Hershey red' (HERSHEY RED AZALEA) | 18" - 24" SP. |
| | 28 | Choenomelis speciosus 'texas scarlet' (FLOWERING QUINCE) | 18" - 24" SP. |

| SCHEDULE B PARKING LOT INTERNAL LANDSCAPING | |
|---|--------------------------|
| NUMBER OF PARKING SPACES | 100 |
| NUMBER OF TREES REQUIRED | 1 PU 20 SPACES x 100 = 5 |
| NUMBER OF TREES PROVIDED | |
| SHADE TREES | 5 |
| OTHER TREES (2:1 SUBSTITUTION) | 0 |
| NUMBER OF LANDSCAPE ISLANDS REQUIRED | 5 |
| NUMBER OF LANDSCAPE ISLANDS PROVIDED | 5 |

- PAVEMENT MARKING NOTES**
- ALL PAVEMENT MARKINGS ARE TO BE REFLECTIVE THERMOPLASTIC PAVEMENT MARKINGS.
 - ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (2000-MILLENNIUM EDITION)



DEVELOPER'S/BUILDER'S CERTIFICATION

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION, A LETTER OF NOTICE, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

NAME: *Thomas Gaines* DATE: 3/30/04
THOMAS GAINES, MANAGER CASCADE MONTPELIER, LLC

- PLANTING NOTES:**
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
 - TREES MUST BE PLANTED A MINIMUM OF 4 FEET FROM THE EDGE OF PAVING, 10' FROM A DRIVEWAY AND MUST BE A MINIMUM OF 5 FEET FROM ANY STORM DRAIN.
 - ALL PLANTINGS ARE THE RESPONSIBILITY OF THE DEVELOPER.
 - FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE GRADING PERMIT IN THE AMOUNT OF \$4,590.00.

| NO. | DATE | REVISION |
|-----|---------|---|
| 3 | 5-24-06 | REVISE PER CONTRACT # 34-4285-D, PLAT 18213-B AND ACTUAL CONSTRUCTION |
| 2 | 4/11/05 | ADD 6HC WITH GREASE TRAP |
| 1 | 8/20/04 | REVISE WATER / SEWER PER CONTRACT # 44-919-D, REMOVE LANDING / STAIRS |

BENCHMARK ENGINEERING, INC.
ENGINEERS • LAND SURVEYORS • PLANNERS

8480 BALTIMORE NATIONAL PIKE & SUITE 418
ELLCOTT CITY, MARYLAND 21043
PHONE: 410-465-6105 FAX: 410-465-6644
E-MAIL: benchmark@ceis.com

Donna Mearns
3/30/04

DEVELOPER: CASCADE MONTPELIER, LLC
10816 BEAVER DAM ROAD
COCKEYSVILLE, MD 21030-2290
410-771-0061

OWNER PARCEL C-3: CASCADE MONTPELIER, LLC
10816 BEAVER DAM ROAD
COCKEYSVILLE, MD 21030-2290
410-771-0061

OWNER PARCEL C-5: HOPKINS ROAD LIMITED PARTNERSHIP
9030 RED BRANCH ROAD, SUITE 200
COLUMBIA, MD 21045
410-997-7222

PROJECT: MONTPELIER SHOPPING CENTER
MONTPELIER RESEARCH PARK, PARCELS C-Q AND C-7

LOCATION: TAX MAP No. 41, GRID No. 17, PARCEL No. 124
5th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE: LANDSCAPE AND STRIPING PLAN, NOTES AND DETAILS

DATE: JULY, 2003
MARCH, 2004

PROJECT NO.: 1631

SCALE: AS SHOWN

DRAWING: 7 OF 7

DESIGN: JMC **DRAFT:** EDD

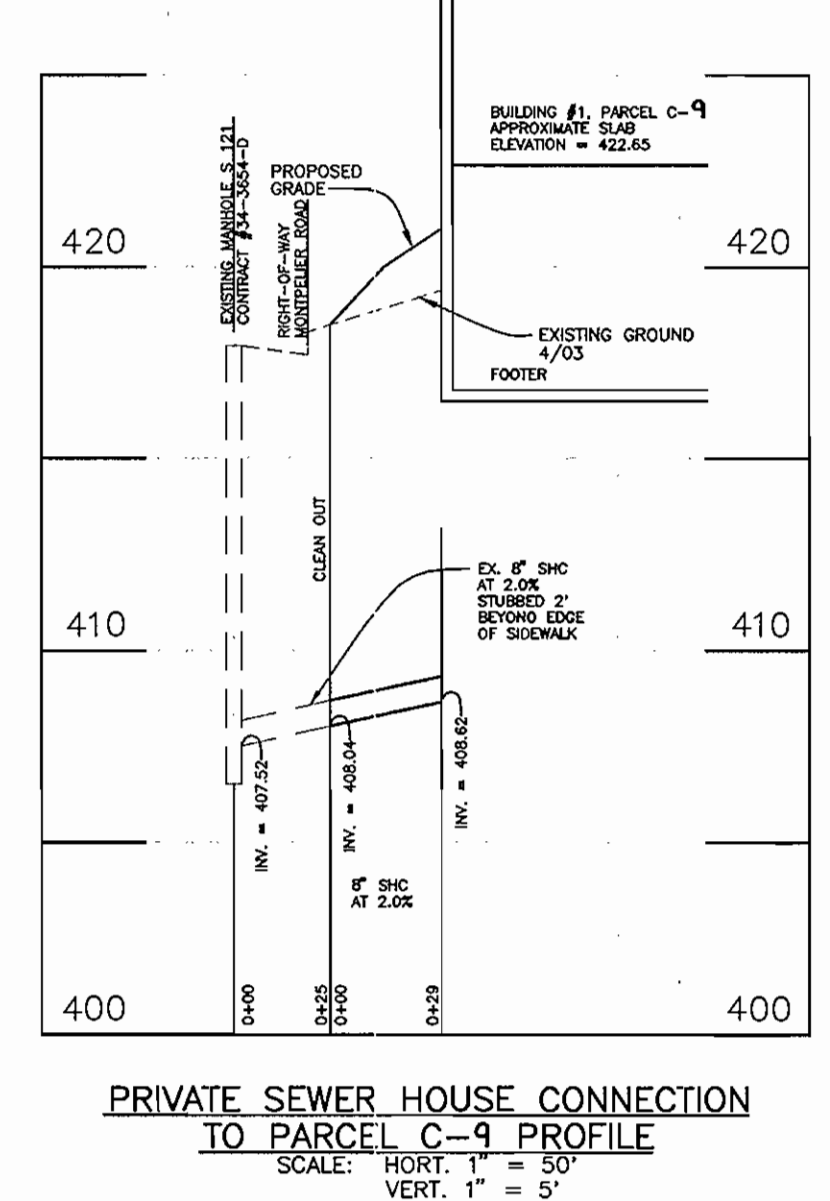
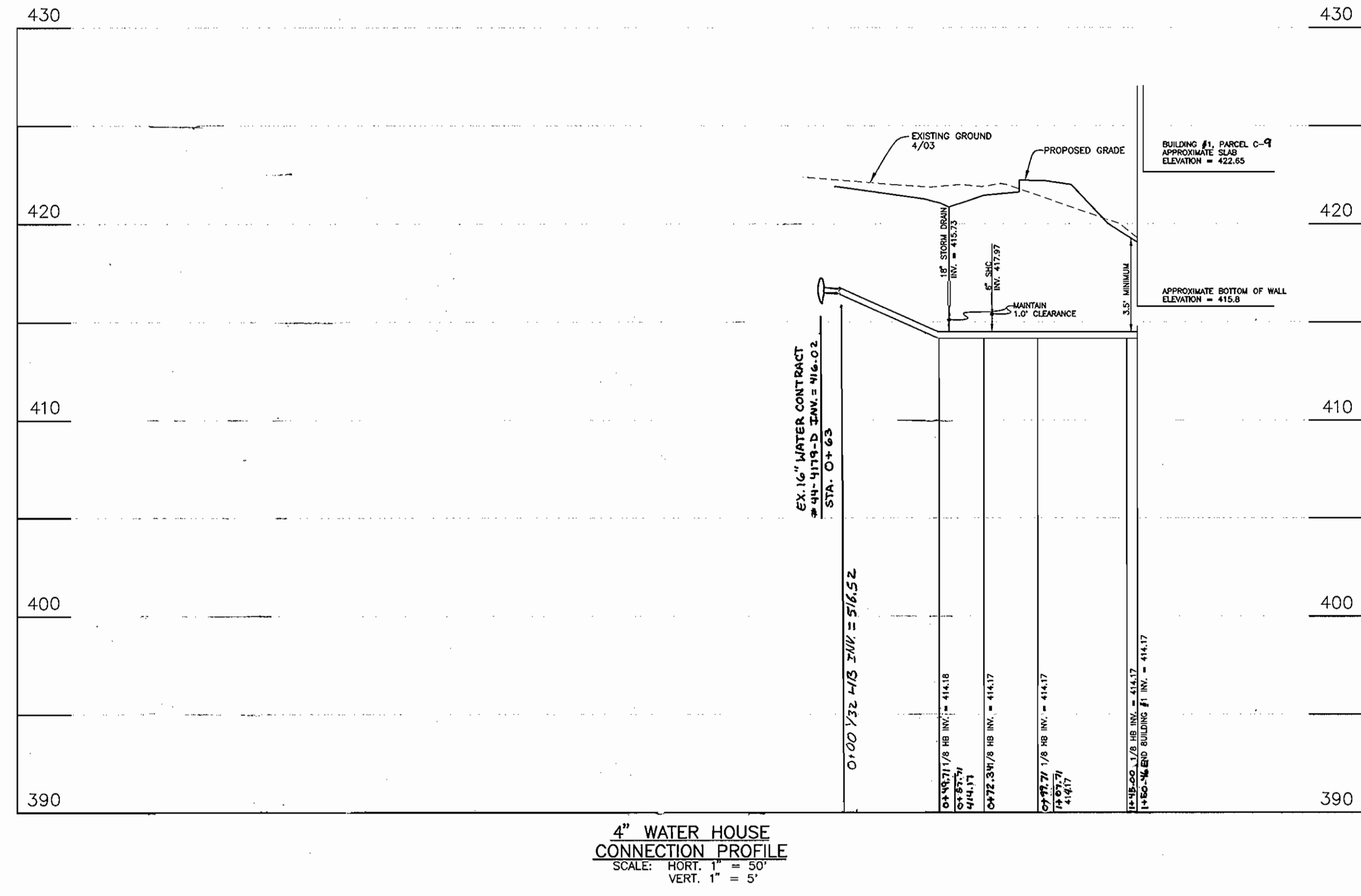
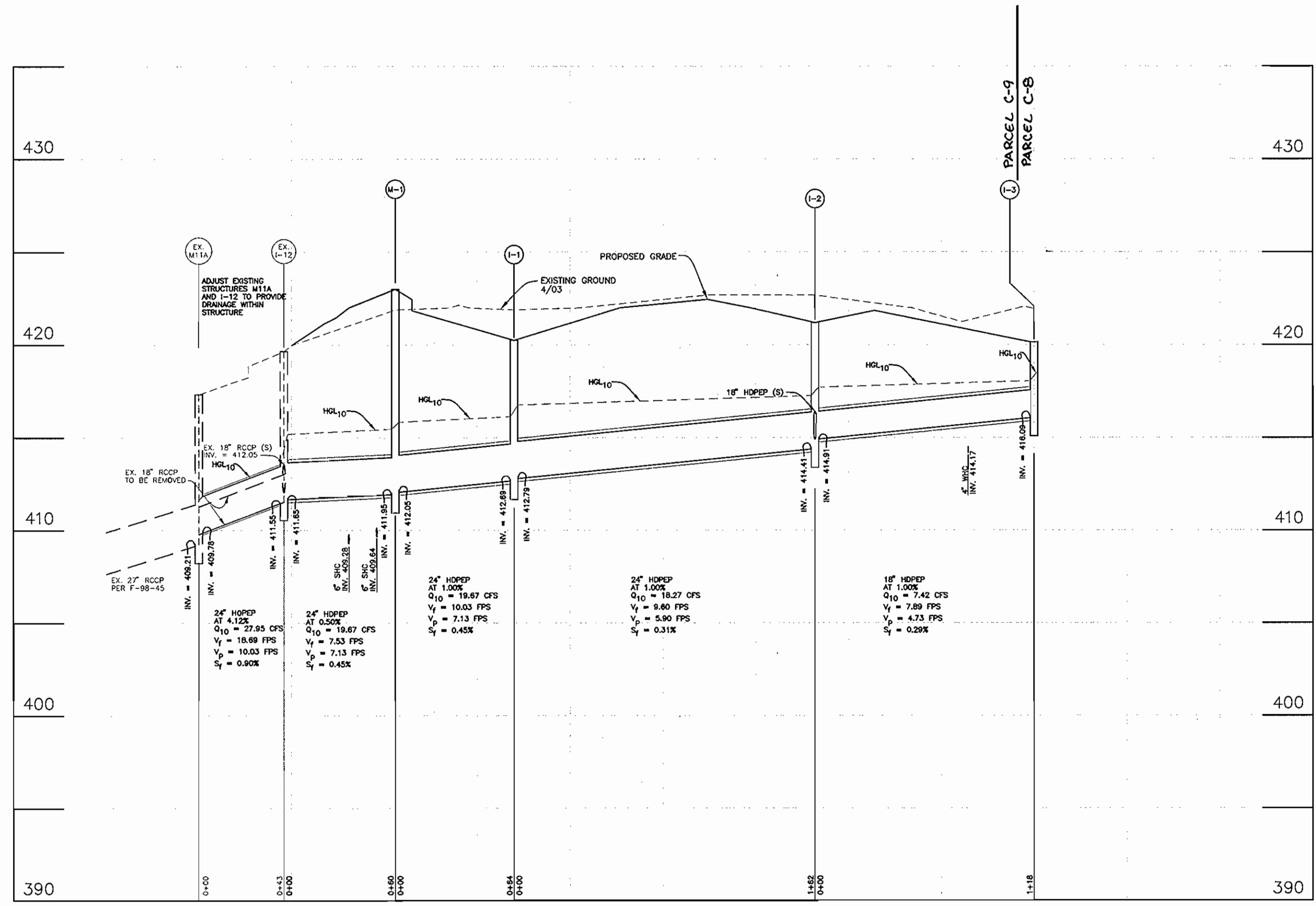
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Carole Hammett
CHIEF, DIVISION OF LAND DEVELOPMENT
5/4/04 DATE

Frank DeLoe
CHIEF, DEVELOPMENT-ENGINEERING DIVISION
4/16/04 DATE

Frank DeLoe
DIRECTOR
5/16/04 DATE

JOHNS HOPKINS ROAD
(STATE ROADS COMMISSION OF MARYLAND
PLAT NO. 41267 AND 53255
VEHICULAR INGRESS AND EGRESS IS
RESTRICTED FROM US ROUTE 29
TO MONTPELIER ROAD)



STRUCTURE SCHEDULE

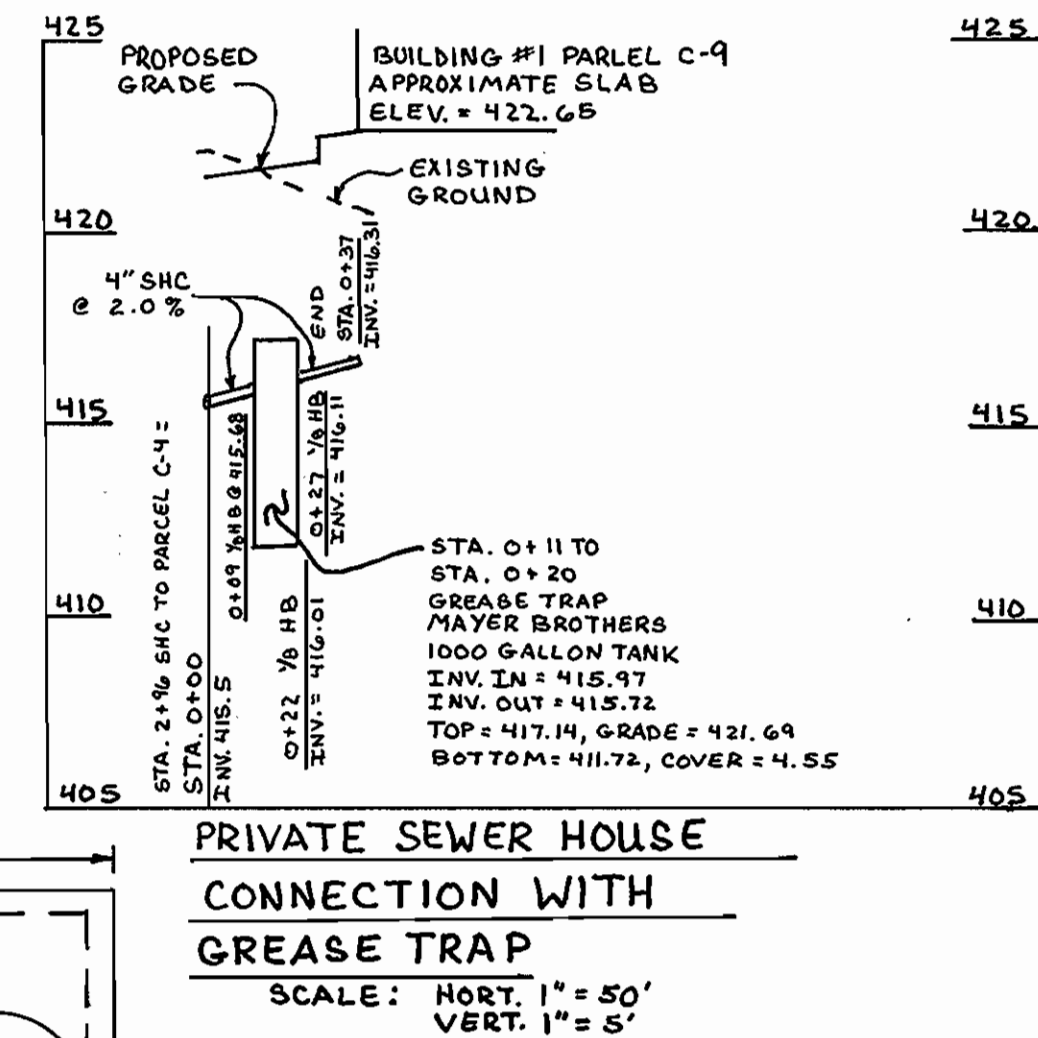
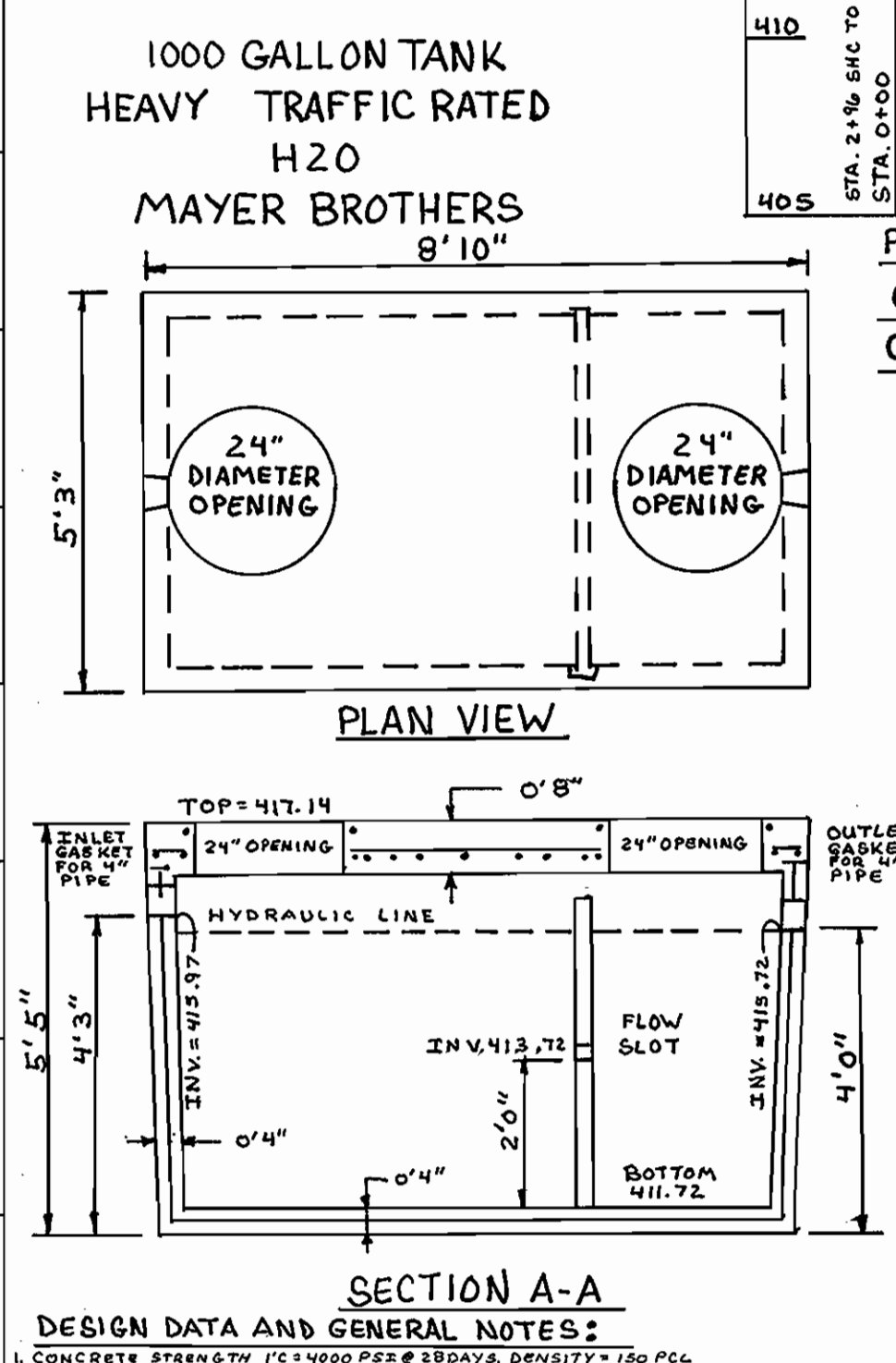
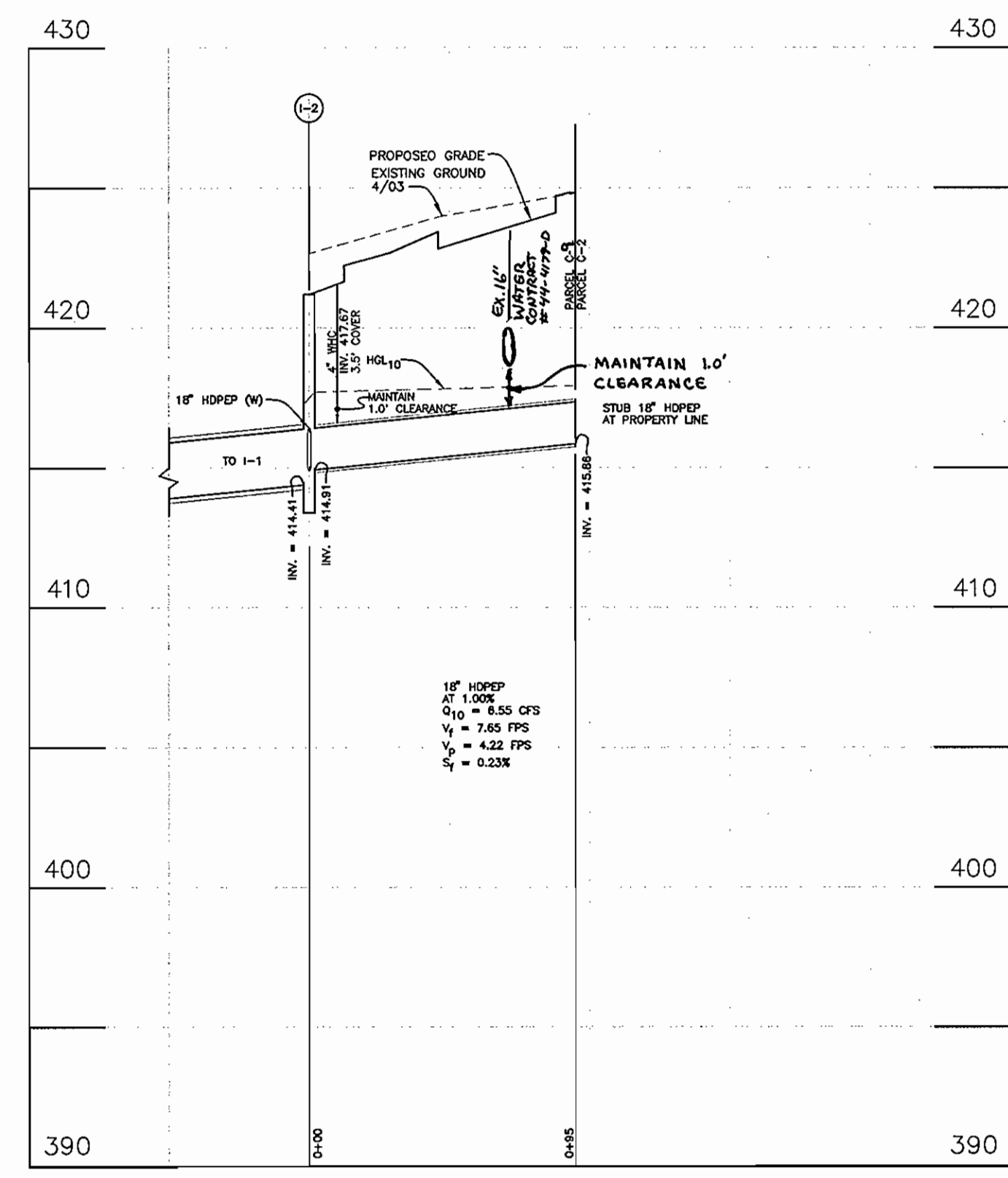
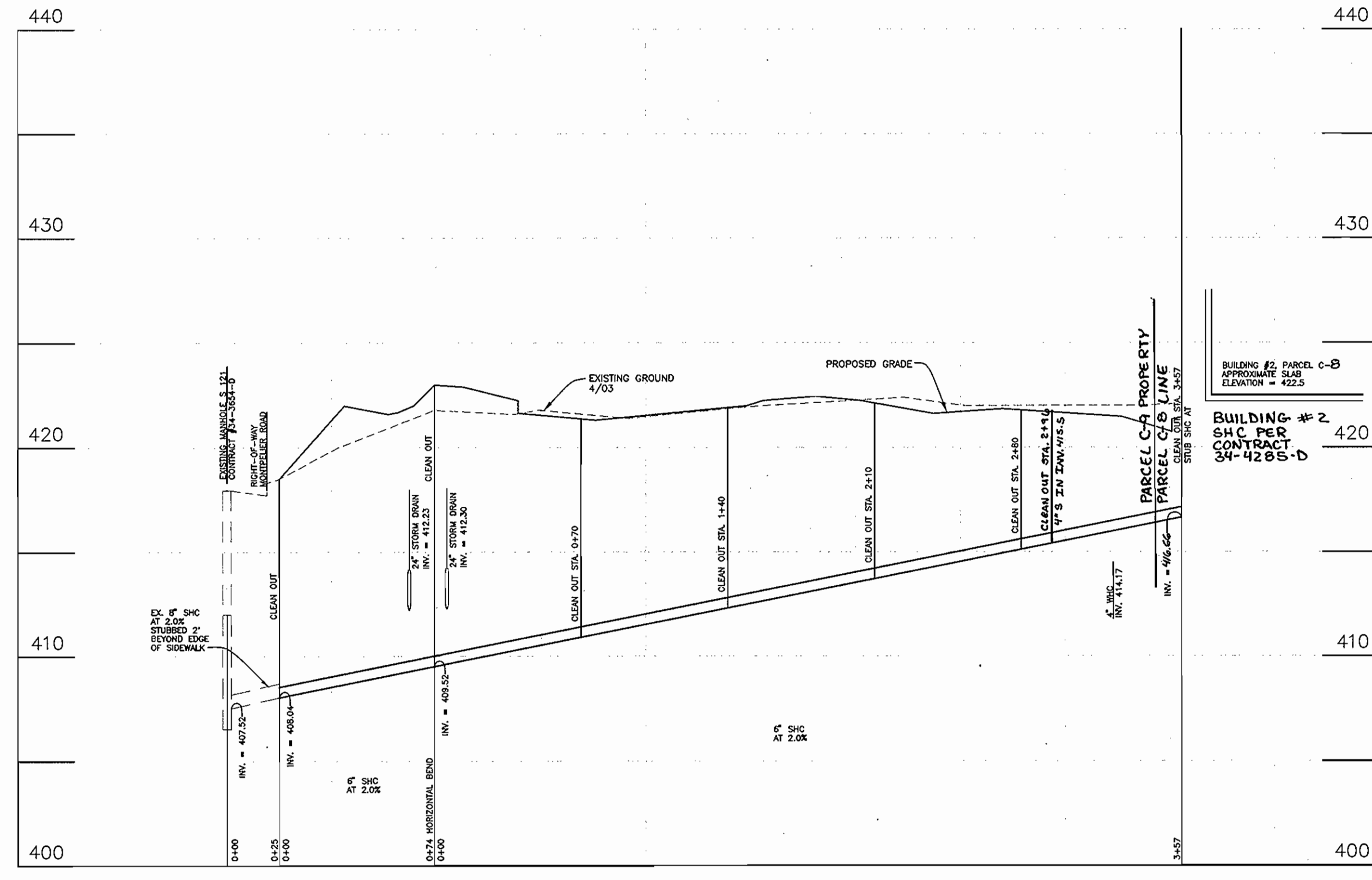
| STR. No. | LOCATION | TOP ELEV. | INV. IN | INV. OUT | TYPE | Ho. Co. STD. | REMARKS |
|----------|-----------------------------|-----------|---------|----------|------|--------------|---------------|
| I-1 | N 544,103.59 E 1,342,845.61 | 410.25 | 412.50 | 412.40 | S | SD 2.22 | 2.6" WIDE |
| I-2 | N 543,992.85 E 1,342,853.72 | 421.50 | 413.91 | 413.41 | S | SD 4.22 | 2.6" WIDE |
| I-3 | N 543,896.76 E 1,343,030.97 | 420.15 | 415.44 | 415.34 | S | SD 4.22 | 2.6" WIDE |
| M-1 | N 544,158.97 E 1,342,812.59 | 423.00 | 412.05 | 411.95 | M | G 5.11 | 4.0" DIAMETER |

NOTE: ALL INLET TOP ELEVATIONS AND COORDINATES ARE AT THE TOP FACE OF CURB IN THE MIDDLE OF THE INLET.

ALL STORM DRAINS SHALL BE PRIVATELY OWNED AND MAINTAINED EXCEPT FOR EX. I-12 TO EX. M-11A, WHICH REPLACES A RUN WITHIN THE PUBLIC RIGHT-OF-WAY

PIPE SCHEDULE

| RUN | LENGTH | DIAMETER | MATERIAL | NOTES |
|-------------------|--------|----------|----------|----------------------|
| M-11A TO I-12 | 43' | 24" | HDPEP | REPLACE EX. 18" RCCP |
| I-12 TO M-1 | 80' | 24" | HDPEP | |
| M-1 TO I-1 | 80' | 24" | HDPEP | |
| I-1 TO I-2 | 182' | 24" | HDPEP | |
| I-2 TO I-3 | 118' | 18" | HDPEP | |
| I-2 TO PARCEL C-2 | 95' | 18" | HDPEP | |



| NO. | DATE | REVISION |
|-----|---------|--|
| 3 | 5-24-06 | REVISE PER CONTRACT 34-4285-D AND PLAT 18213 |
| 2 | 4/11/05 | ADD SHC WITH GREASE TRAP |
| 1 | 5/20/04 | REVISE WATER/SEWER PER CONTRACT # 44-4179-D |

BENCHMARK ENGINEERING, INC.
ENGINEERS & LAND SURVEYORS & PLANNERS
8480 BALTIMORE NATIONAL PIKE & SUITE 418
ELLCOTT CITY, MARYLAND 21043
PHONE: 410-465-6105 FAX: 410-465-6644
E-MAIL: benchmark@comcast.com

Donald Moran

DEVELOPER: CASCADE MONTPELIER, LLC
PROJECT: MONTPELIER SHOPPING CENTER
OWNER: PARCEL C-3
LOCATION: TAX MAP No. 41, GRID No. 17, PARCEL No. 124
OWNER: PARCEL C-5
TITLE: STORM DRAIN, WHC & SHC PROFILES
DATE: JULY 2003 / MARCH 2004
DESIGN: JMC DRAFT: EDD
SCALE: AS SHOWN PROJECT NO. 1631 DRAWING 6 OF 7

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Cindy Hamstra, CHIEF, DIVISION OF LAND DEVELOPMENT, 5/1/04
Mark DeLoyle, CHIEF, DEVELOPMENT ENGINEERING DIVISION, 4/30/04
DATE: 5/16/07

MONPELIER RESEARCH PARK
PARCEL A
PLAT #14261
ZONED: PEC

MONPELIER RESEARCH PARK
PARCEL B
PLAT #13230
ZONED: PEC

| SOILS LEGEND | | |
|--------------|------------|--|
| MAP SYMBOL | SOIL GROUP | SOIL TYPE |
| CgB2 | B | CHESTER GRAVELLY SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED |
| ChA | B | CHESTER SILT LOAM, 0 TO 3 PERCENT SLOPES |
| MgC2 | B | MANOR GRAVELLY LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED |
| ExB2 | C | ELIOAK SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED |

SITE CONTAINS NO HYDRIC SOILS
TAKEN FROM SOILS SURVEY, ISSUED JULY 1968, MAP NO. 29

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Cindy Kamada
CHIEF, DIVISION OF LAND DEVELOPMENT HB 5/1/04 DATE

[Signature]
CHIEF, DEVELOPMENT-ENGINEERING DIVISION 4/29/04 DATE

[Signature]
DIRECTOR 5/22/04 DATE

| NO. | DATE | REVISION |
|-----|---------|---|
| 3 | 5-24-06 | REVISE PER CONTRACT # 34-4285-D, PLAT 18213 AND ACTUAL CONSTRUCTION |
| 2 | 4/11/05 | ADD SHC WITH GREASE TRAP |
| 1 | 5/20/04 | REVISE WATER FEWER PER CONTRACT 44-9179-D, REMOVE LANDINGS |

BENCHMARK
ENGINEERS & LAND SURVEYORS & PLANNERS

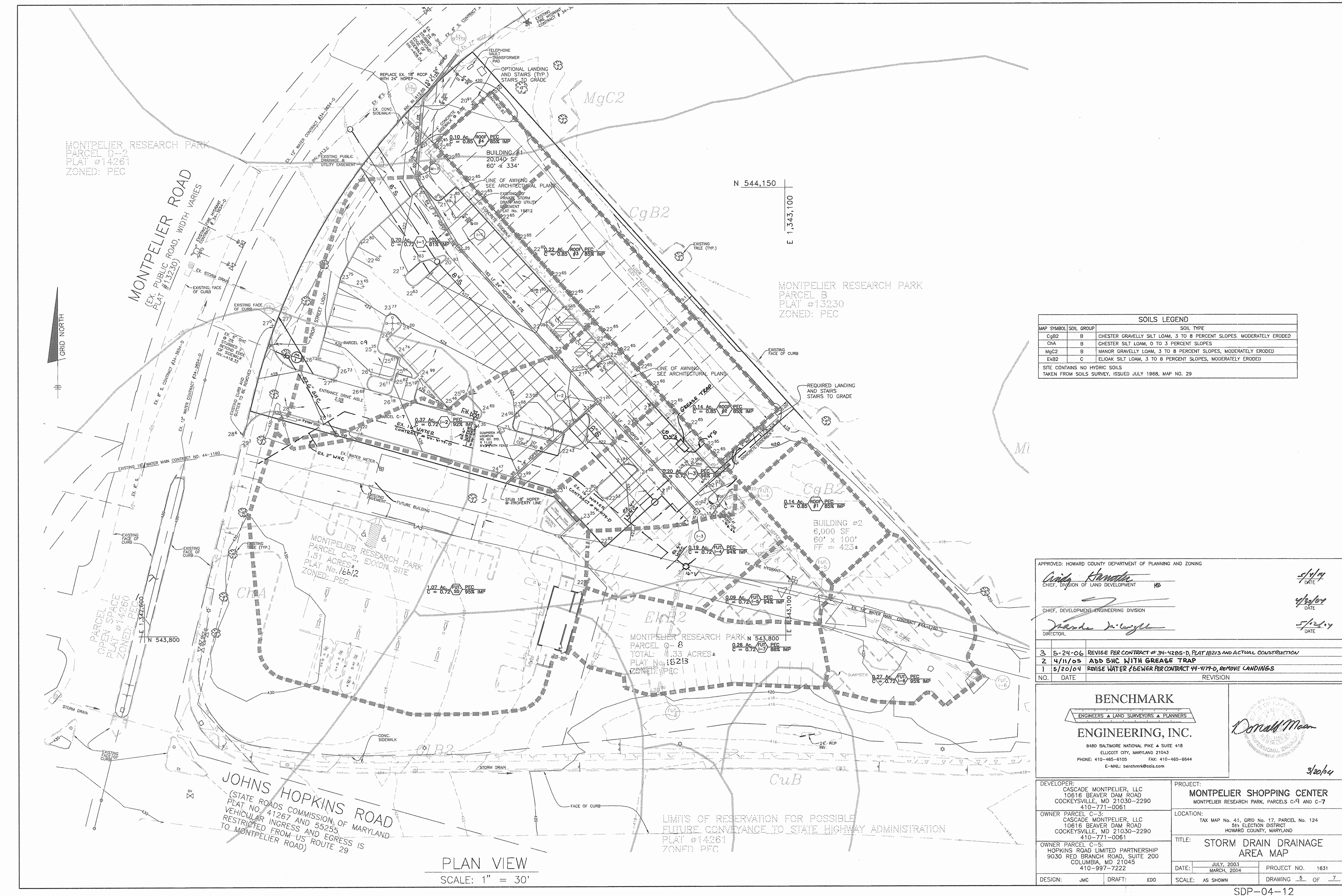
ENGINEERING, INC.

8480 BALTIMORE NATIONAL PIKE & SUITE 418
ELLICOTT CITY, MARYLAND 21043
PHONE: 410-465-6105 FAX: 410-465-6644
E-MAIL: benchmark@coils.com

Donald Maan
3/20/04

| | |
|--|--|
| DEVELOPER: CASCADE MONPELIER, LLC 10616 BEAVER DAM ROAD COCKEYSVILLE, MD 21030-2290 410-771-0061 | PROJECT: MONPELIER SHOPPING CENTER MONPELIER RESEARCH PARK, PARCELS C-9 AND C-7 |
| OWNER PARCEL C-3: CASCADE MONPELIER, LLC 10616 BEAVER DAM ROAD COCKEYSVILLE, MD 21030-2290 410-771-0061 | LOCATION: TAX MAP NO. 41, GRID NO. 17, PARCEL NO. 124 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND |
| OWNER PARCEL C-5: HOPKINS ROAD LIMITED PARTNERSHIP 9030 RED BRANCH ROAD, SUITE 200 COLUMBIA, MD 21045 410-997-7222 | TITLE: STORM DRAIN DRAINAGE AREA MAP |
| DESIGN: JMC DRAFT: EDD | DATE: JULY, 2003 MARCH, 2004 PROJECT NO. 1631 SCALE: AS SHOWN DRAWING .5 OF 7 |

PLAN VIEW
SCALE: 1" = 30'





MONTEPIELIER RESEARCH PARK
PARCEL D-2
PLAT #14261
ZONED: PEC

N 544,300
E 1,343,050

MONTEPIELIER ROAD
(EX. PUBLIC ROAD, WIDTH VARIES
PLAT #13230)

MONTEPIELIER RESEARCH PARK
PARCEL B
PLAT #13230
ZONED: PEC

LEGEND

- SOILS CLASSIFICATION **AbC1**
- SOILS DELINEATION
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED STRUCTURE
- SILT FENCE
- SUPER SILT FENCE
- EARTH DIKE
- STABILIZED CONSTRUCTION ENTRANCE
- LIMIT OF DISTURBANCE

THIS PLAN IS FOR
SEDIMENT AND EROSION
CONTROL PURPOSES ONLY

BY THE DEVELOPER:
"I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERSONNEL ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT."
Thomas Gaines
DEVELOPER - CASCADE MONTEPIELIER, LLC
THOMAS GAINES, MANAGER
3/30/04
DATE

BY THE ENGINEER:
"I/WE CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."
Donald A. Mason
ENGINEER - DONALD A. MASON, P.E. # 21443
4/30/04
DATE

THIS DEVELOPMENT PLAN IS APPROVED FOR EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
Jim Meyers
NATURAL RESOURCES CONSERVATION SERVICE
4/29/04
DATE

REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.
John R. Robertson
HOWARD SOIL CONSERVATION DISTRICT
4/29/04
DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Chris Hanania
CHIEF, DEVELOPMENT ENGINEERING DIVISION
4/30/04
DATE

Cindy Hanania
CHIEF, DIVISION OF LAND DEVELOPMENT
5/4/04
DATE

Mark Duggle
DIRECTOR
5/12/04
DATE

| NO. | DATE | REVISION |
|-----|---------|--|
| 3 | 5-24-06 | REVISE PER CONTRACT # 34-4285-D, PLAT 18213 AND ACTUAL CONSTRUCTION |
| 2 | 4/11/05 | ADD SHC WITH GREASE TRAP |
| 1 | 5/20/04 | REVISE WATER & SEWER PER CONTRACT # 44-4179-D, REMOVE LANDING & STAIRS |

BENCHMARK
ENGINEERS • LAND SURVEYORS • PLANNERS

ENGINEERING, INC.

8480 BALTIMORE NATIONAL PIKE • SUITE 418
ELLIOTT CITY, MARYLAND 21043
PHONE: 410-465-6105 FAX: 410-465-6644
E-MAIL: benchmark@coia.com

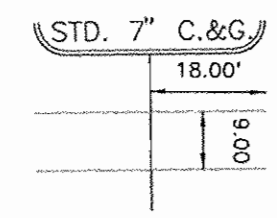
Donald A. Mason

3/30/04

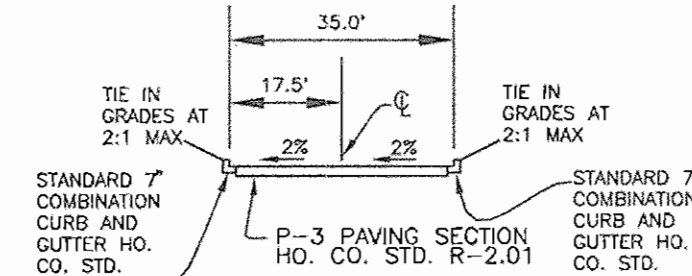
| | |
|--|--|
| DEVELOPER: CASCADE MONTEPIELIER, LLC 10616 BEAVER DAM ROAD COCKEYSVILLE, MD 21030-2290 410-771-0061 | PROJECT: MONTEPIELIER SHOPPING CENTER MONTEPIELIER RESEARCH PARK, PARCELS C-9 AND C-7 |
| OWNER PARCEL C-3: CASCADE MONTEPIELIER, LLC 10616 BEAVER DAM ROAD COCKEYSVILLE, MD 21030-2290 410-771-0061 | LOCATION: TAX MAP No. 41, GRID No. 17, PARCEL No. 124 5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND |
| OWNER PARCEL C-5: HOPKINS ROAD LIMITED PARTNERSHIP 9030 RED BRANCH ROAD, SUITE 200 COLUMBIA, MD 21045 410-997-7222 | TITLE: GRADING, SEDIMENT AND EROSION CONTROL PLAN |
| DESIGN: JMC | DRAFT: EDD |
| DATE: JULY, 2003 MARCH, 2004 | PROJECT NO. 1631 |
| SCALE: AS SHOWN | DRAWING 3 OF 7 |

PLAN VIEW
SCALE: 1" = 30'

MONTEPIELIER RESEARCH PARK
PARCEL D-2
PLAT #14261
ZONED: PEC



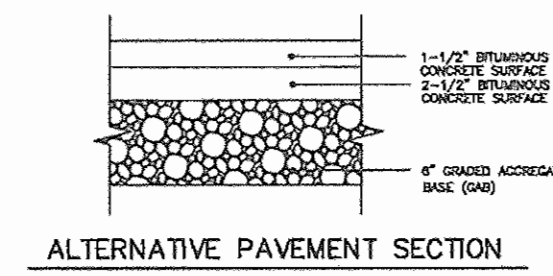
STANDARD PARKING DETAIL
NOT TO SCALE



ENTRANCE DRIVE AISLE
NOT TO SCALE

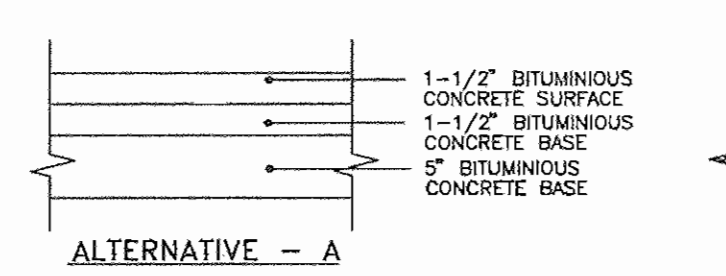
| SOILS LEGEND | | |
|--------------|------------|--|
| MAP SYMBOL | SOIL GROUP | SOIL TYPE |
| CgB2 | B | CHESTER GRAVELLY SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED |
| ChA | B | CHESTER SILT LOAM, 0 TO 3 PERCENT SLOPES |
| MgC2 | B | MANOR GRAVELLY LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED |
| EkB2 | C | ELIOAK SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED |

SITE CONTAINS NO HYDRIC SOILS
TAKEN FROM SOILS SURVEY, ISSUED JULY 1968, MAP NO. 29

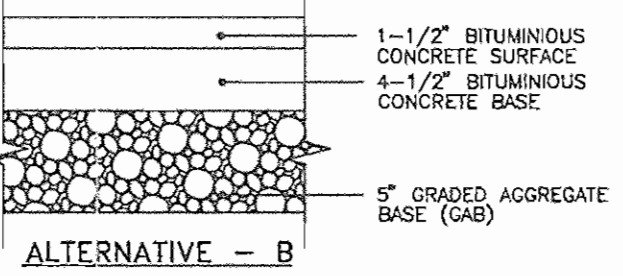


ALTERNATIVE PAVEMENT SECTION
NOT TO SCALE

TYPICAL PAVEMENT SECTION
NOT TO SCALE

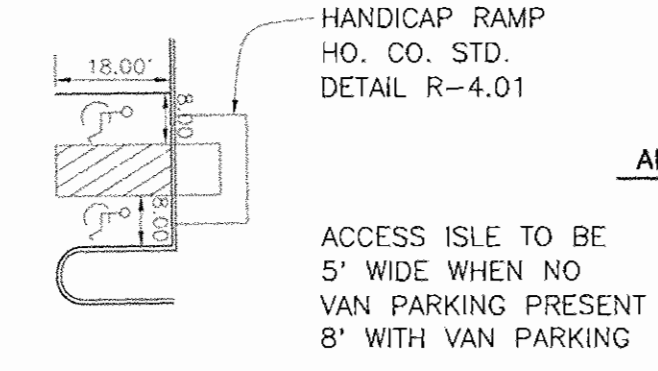


ALTERNATIVE - A
NOT TO SCALE



ALTERNATIVE - B
NOT TO SCALE

P-3 PAVING SECTION
TO BE USED IN THE DRIVE AISLE
AS INDICATED ON THE PLAN VIEW
NOT TO SCALE

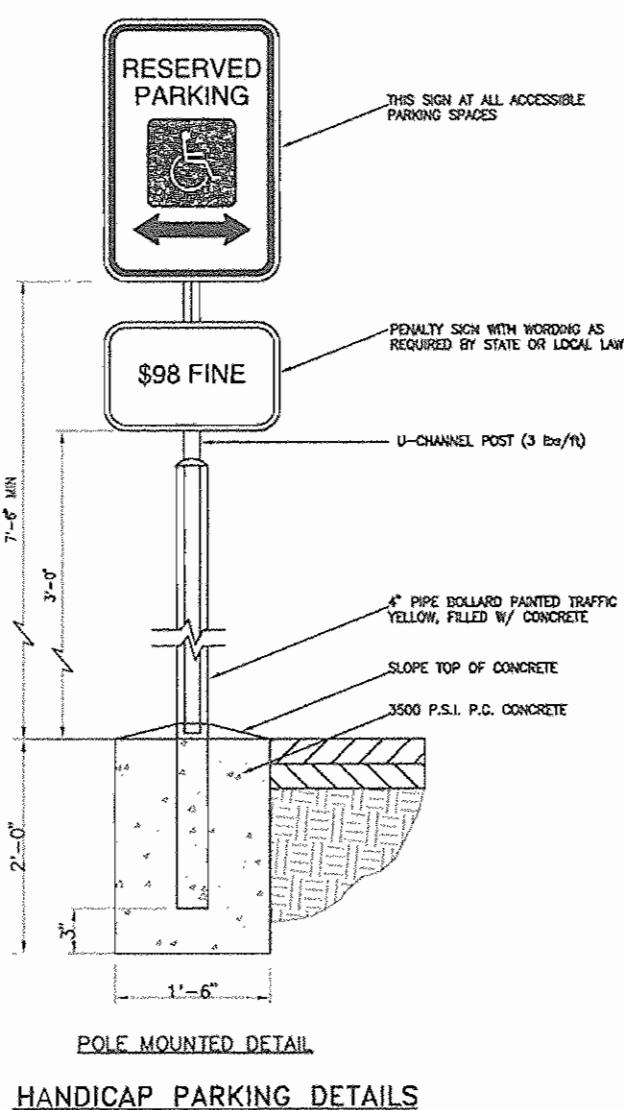


HANDICAP PARKING DETAIL
NOT TO SCALE

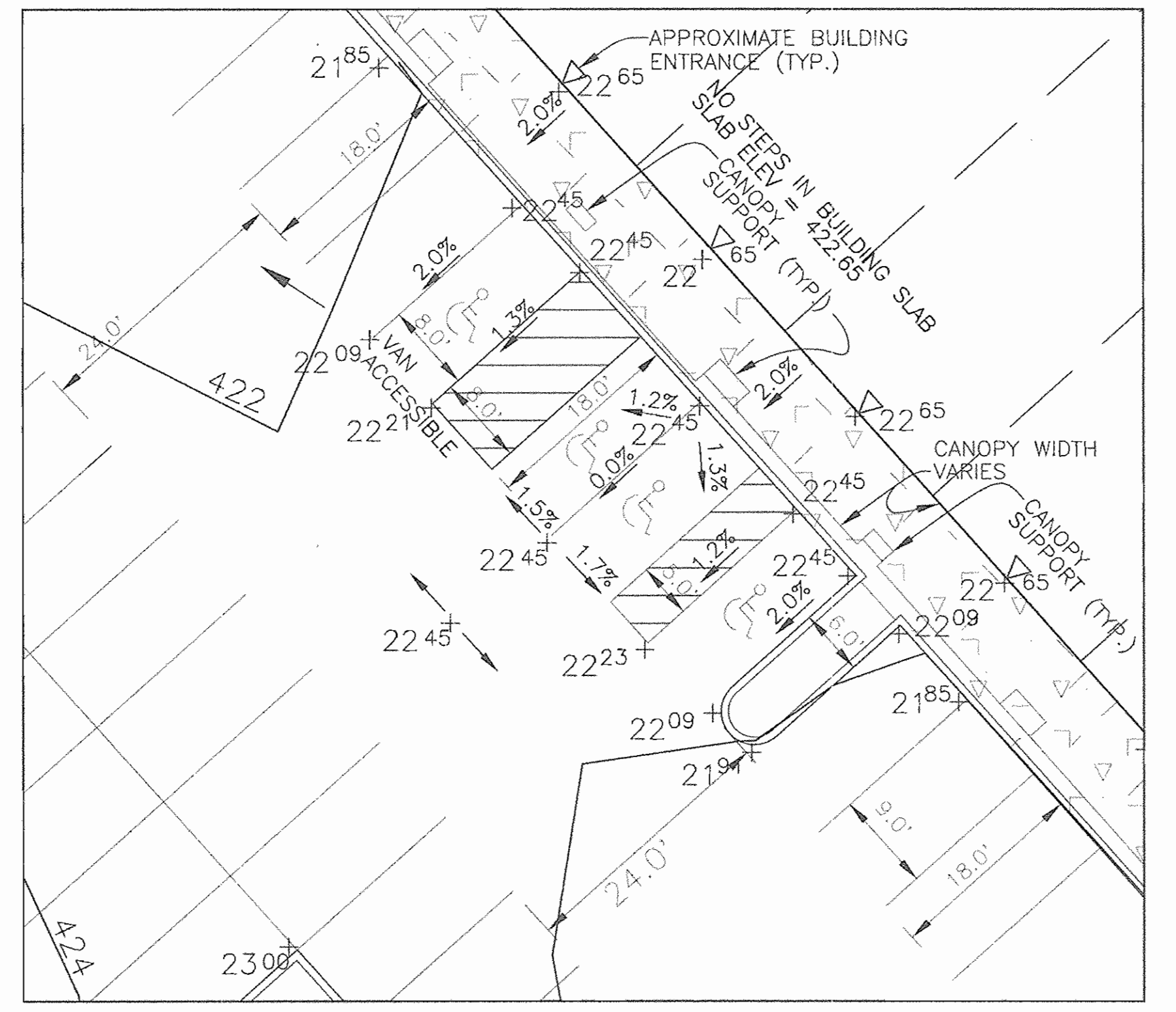
MAXIMUM 2.00% SLOPE IN ANY DIRECTION

| STREET LIGHT SCHEDULE | | |
|-----------------------|--|--|
| SYMBOL | DESCRIPTION | LOCATION |
| | 250-WATT HPS VAPOR PENDANT FIXTURE (250) MOUNTED AT 30' ON A BRONZE FIBERGLASS POLE, USING A 12' ARM | OFFSET 46.3' RT C/A STA. 4405E MONTEPIELIER ROAD |

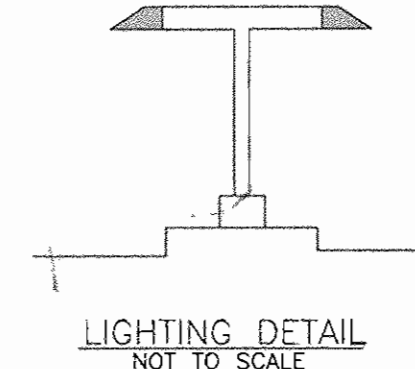
MONTEPIELIER RESEARCH PARK
PARCEL B
PLAT #13230
ZONED: PEC



HANDICAP PARKING DETAILS
NOT TO SCALE



HANDICAP PARKING DETAIL
SCALE 1" = 10'



LIGHTING DETAIL
NOT TO SCALE

PARKING LOT LIGHTS:
THE LIGHTS IN THE PARKING AREA ARE TO BE LUMINAIRE, 1000 WATT METAL HALIDE, TYPE III. THEY ARE ARRANGED IN SINGLE, TWIN, TRIPLE AND QUAD GROUPS. ANY LIGHTS IN THE PARKING AREAS ARE TO BE INSTALLED ON CONCRETE COLUMNS. ALL OUTDOOR LIGHTING SHALL COMPLY WITH THE REQUIREMENTS OF ZONING SECTION 134.

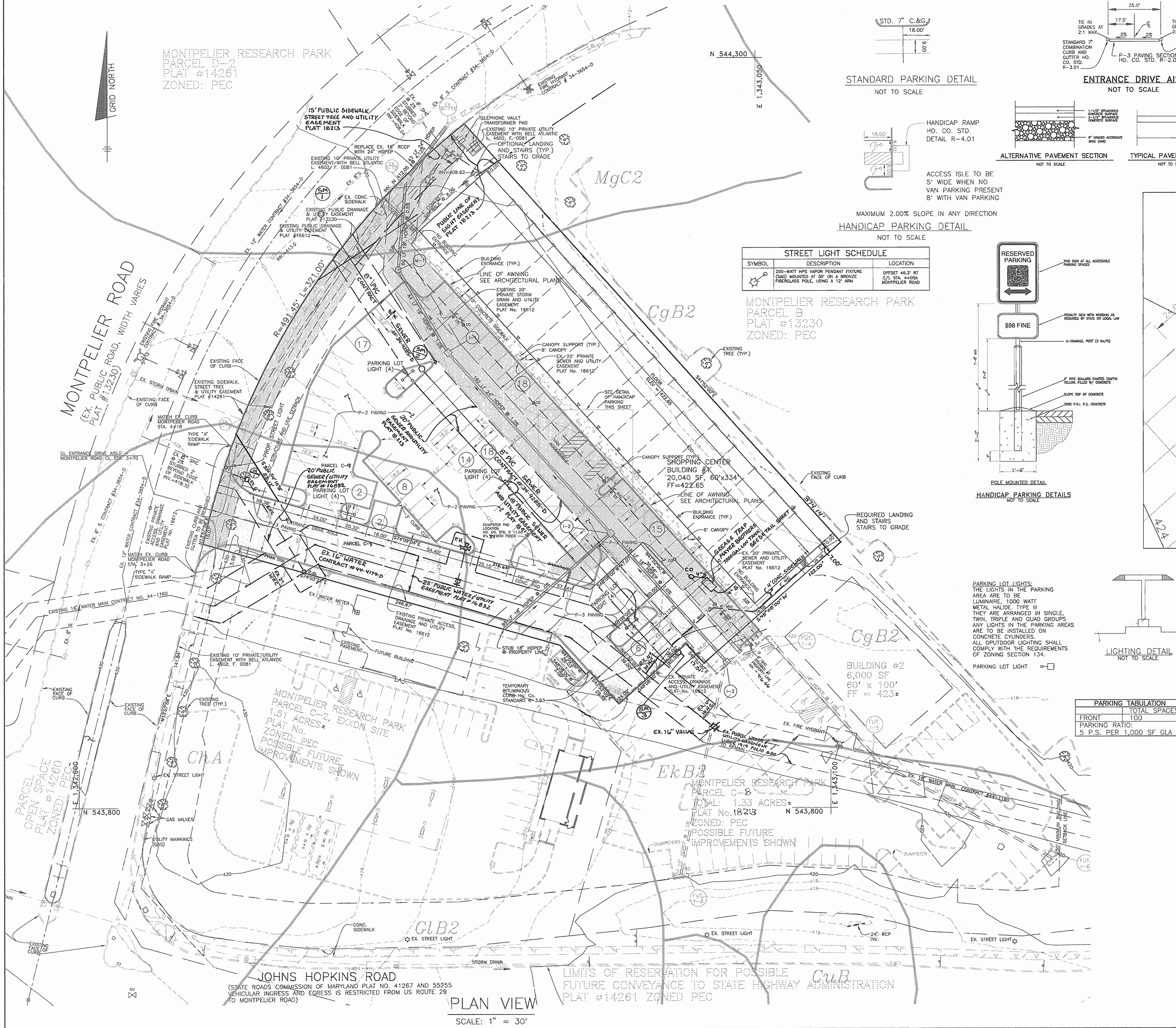
| PARKING TABULATION | |
|--------------------|----------------------------|
| FRONT | TOTAL SPACES |
| PARKING RATIO: | 100 |
| | 5 P.S. PER 1,000 SF G.I.A. |

| APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING | | |
|---|---|----------|
| HOWARD COUNTY HEALTH DEPARTMENT | | |
| APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING | | |
| <i>Chris Hamaker</i> | 4/10/04 | |
| CHIEF, DIVISION OF LAND DEVELOPMENT | DATE | |
| <i>Frank DeLuca</i> | 4/30/04 | |
| CHIEF, DEVELOPMENT ENGINEERING DIVISION | DATE | |
| <i>Frank DeLuca</i> | 5/10/04 | |
| DIRECTOR | DATE | |
| 3 | 5-24-06 REVISE TO MATCH CONTRACT # 34-4285-D, PLAT 18213 AND CONSTRUCTION | |
| 2 | 4/11/05 ADD SHC WITH GREASE TRAP | |
| 1 | 5/20/04 REVISE WATER & SEWER PER CONTRACT # 44-4119B, REMOVE LANDING / STAIRS | |
| NUMBER | DATE | REVISION |

BENCHMARK
ENGINEERS & LAND SURVEYORS & PLANNERS
ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE & SUITE 418
ELLCOTT CITY, MARYLAND 21043
PHONE: 410-465-6105 FAX: 410-465-6644
E-MAIL: benchmkr@cats.com



| | |
|--|--|
| DEVELOPER: CASCADE MONTEPIELIER, LLC 10616 BEAVER DAM ROAD COCKEYSVILLE, MD 21030-2290 410-771-0061 | PROJECT: MONTEPIELIER SHOPPING CENTER MONTEPIELIER RESEARCH PARK, PARCELS C-9 AND C-7 |
| OWNER PARCEL C-3: CASCADE MONTEPIELIER, LLC 10616 BEAVER DAM ROAD COCKEYSVILLE, MD 21030-2290 410-771-0061 | LOCATION: TAX MAP No. 41, GRID No. 17, PARCEL No. 124 5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND |
| OWNER PARCEL C-5: HOPKINS ROAD LIMITED PARTNERSHIP 9030 RED BRANCH ROAD, SUITE 200 COLUMBIA, MD 21045 410-997-7222 | TITLE: SITE DEVELOPMENT PLAN AND SOILS MAP |
| DESIGN: JMC DRAFT: EDD | DATE: JULY, 2003 MARCH, 2004 PROJECT NO. 1631 |
| | SCALE: AS SHOWN DRAWING 2 OF 2 |



JOHNS HOPKINS ROAD
(STATE ROADS COMMISSION OF MARYLAND PLAT NO. 41267 AND 55255
VEHICULAR INGRESS AND EGRESS IS RESTRICTED FROM US ROUTE 29
TO MONTEPIELIER ROAD)

LIMITS OF RESERVATION FOR POSSIBLE
FUTURE CONVEYANCE TO STATE HIGHWAY ADMINISTRATION
PLAT #14261 ZONED PEC

PLAN VIEW
SCALE: 1" = 30'

MONTPELIER SHOPPING CENTER

MONTPELIER RESEARCH PARK, PARCELS C-9 AND C-7

5th ELECTION DISTRICT

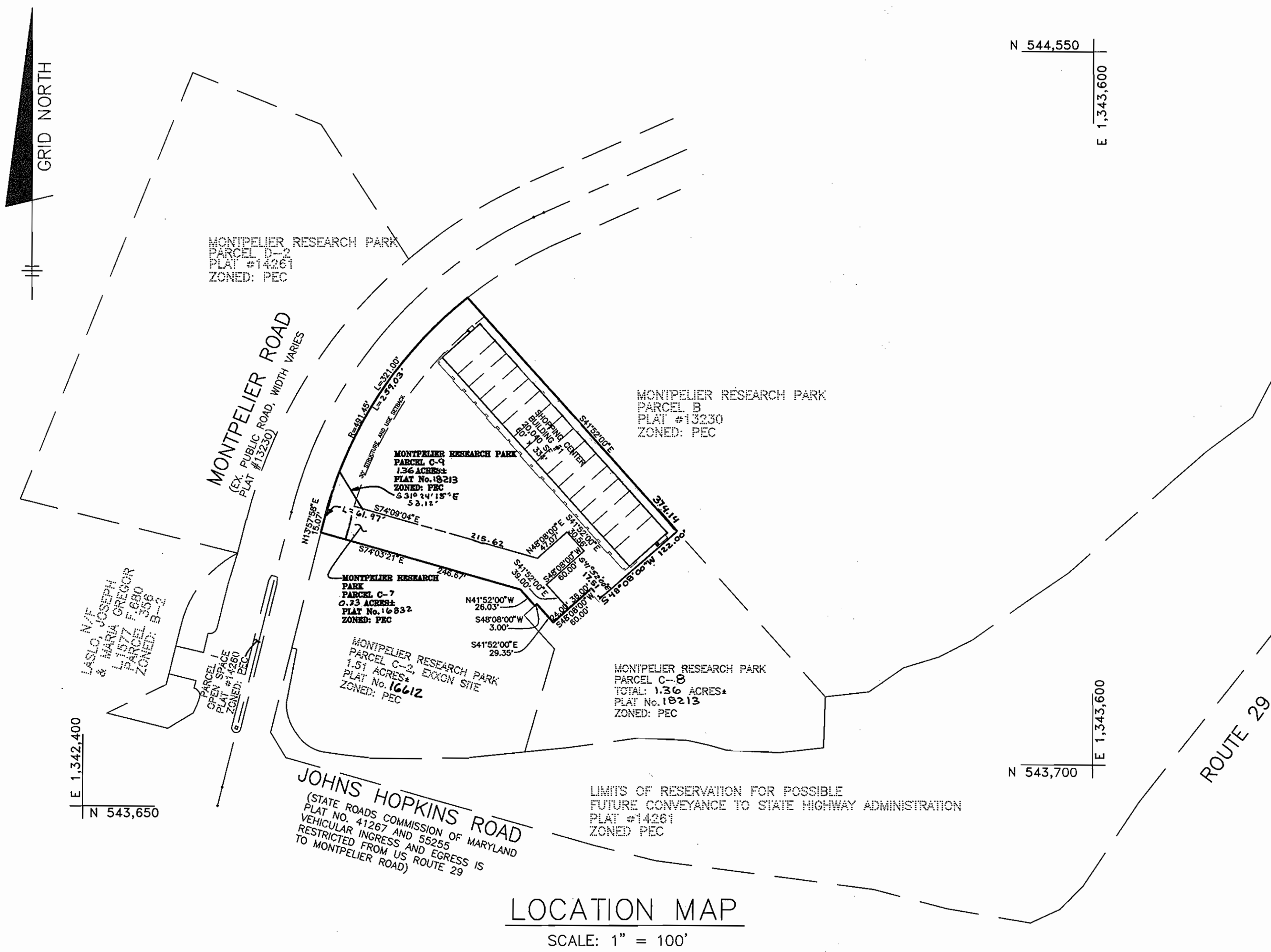
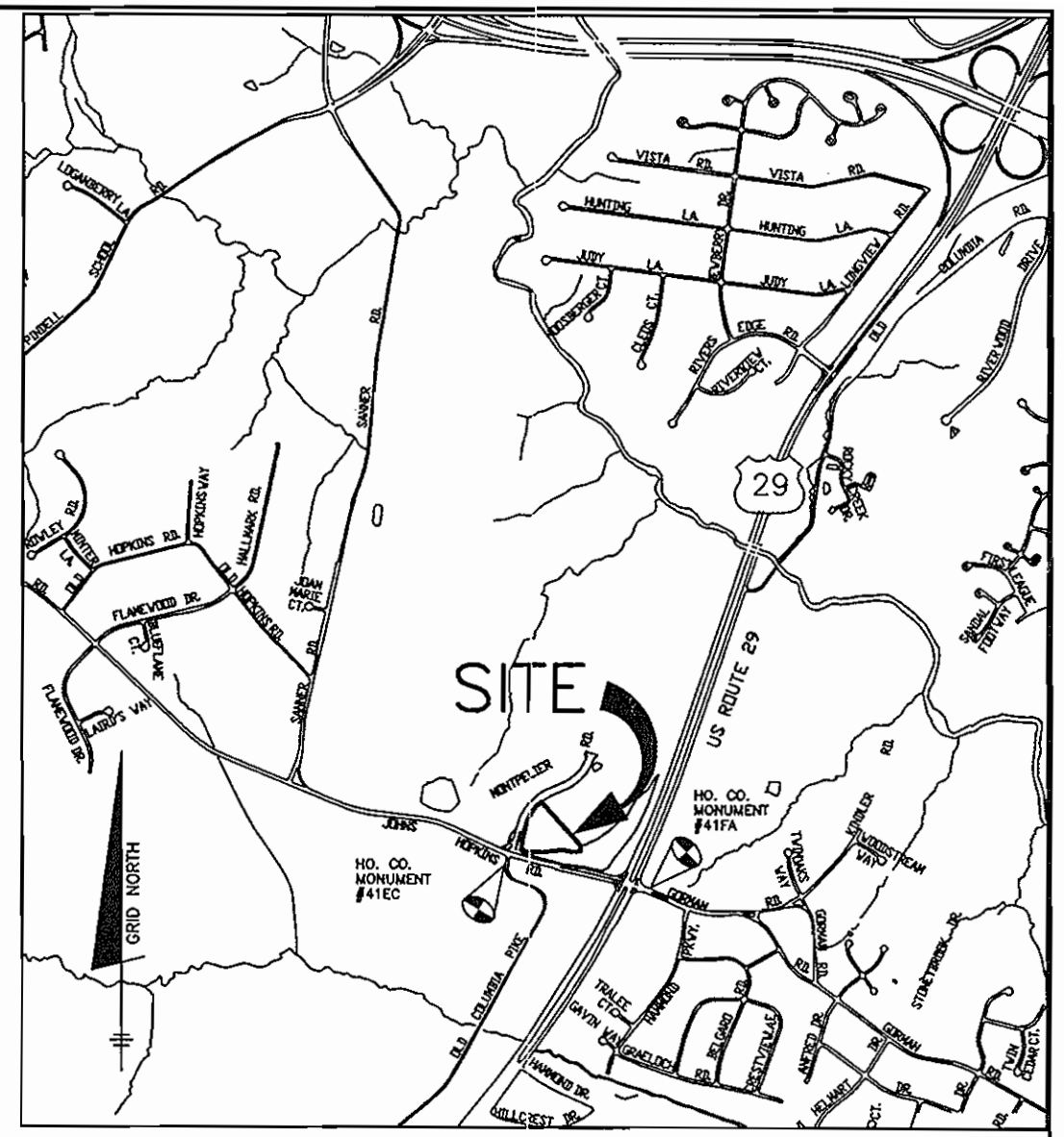
HOWARD COUNTY, MARYLAND

SITE DEVELOPMENT PLAN

- GENERAL NOTES**
- THE SUBJECT PROPERTIES ARE ZONED PEC PER THE 2/02/2004 COMPREHENSIVE ZONING PLAN.
 - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY, PLUS MSHA STANDARDS AND SPECIFICATIONS, IF APPLICABLE.
 - THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS CONSTRUCTION INSPECTION DIVISION AT 410-313-1880 AT LEAST (FIVE) 5 WORKING DAYS PRIOR TO THE START OF WORK.
 - THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK AND RECEIVE CONFORMANCE THAT ALL UTILITIES HAVE BEEN MARKED BEFORE PROCEEDING WITH SITE WORK.
 - TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE MOST CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
 - ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 - THE CONTOURS SHOWN HEREON HAVE BEEN TAKEN FROM FIELD RUN TOPOGRAPHIC SURVEYS AT 2' INTERVAL. THE TOPOGRAPHY WAS PREPARED BY BENCHMARK ENGINEERING, INC. DATED APRIL, 2003, AND SUPPLEMENTED WITH THE TOPOGRAPHY AS SHOWN ON F-98-45, SDP-98-011.
 - THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENTS NOS. 41EC AND 41FA WERE USED FOR THIS PROJECT.
 - BOUNDARY SURVEY FOR WAS PERFORMED BY DMW (DAFT, McCUNE, WALKER, INC.) ON OR ABOUT JUNE 25, 1996.
 - WATER AND SEWER FOR THIS SUBDIVISION IS PUBLIC. SEWER & WATER CONTRACT NOS. ARE #44-1160, #34-3654-D AND #44-4179-D. THE DRAINAGE AREA IS THE MIDDLE PATUXENT.
 - STORMWATER MANAGEMENT FOR THIS PARCEL WAS PROVIDED UNDER SDP-98-011 IN A REGIONAL FACILITY ON PARCEL F-1.
 - THERE ARE NO WETLANDS OR FLOODPLAIN WITHIN THE AREA OF THIS SUBMISSION.
 - FOREST CONSERVATION OBLIGATION FOR THIS PROJECT WAS ADDRESSED UNDER F-98-45.
 - A TRAFFIC STUDY HAS BEEN PREPARED BY CUNNINGHAM ASSOCIATES AND IS INCLUDED WITH THIS PLAN SUBMISSION.
 - GEOTECHNICAL REPORT IS NOT REQUIRED.
 - EXISTING UTILITIES WERE LOCATED BY RECORD DRAWINGS AND FIELD LOCATIONS BY BENCHMARK ENGINEERING INC., DATED APRIL, 2003.
 - UNLESS NOTED AS "PRIVATE" ALL EASEMENTS ARE PUBLIC.
 - PREVIOUS DEPARTMENT OF PLANNING AND ZONING REFERENCE NUMBERS INCLUDE: F-98-45, SDP-98-011, F-04-31 AND WP-98-12.
 - CONTRACTOR SHALL ADJUST ALL UTILITIES, RIM ELEVATIONS AND INVERT ELEVATIONS AS NEEDED TO MATCH THIS PLAN.
 - ALL EXTERIOR LIGHTING SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL VOLUME III (1993), ZONING SECTION 134 AND AS SHOWN ON THESE PLANS.
 - ALL HANDICAP RAMP SHALL BE IN ACCORDANCE WITH HOWARD COUNTY STD. DETAIL R4.01 AND ALL CURRENT ADA REQUIREMENTS.
 - WAIVER PETITIONS WP-98-12 WAS GRANTED ON 8-22-97, DEFERRING LANDSCAPE REQUIREMENTS TO FINAL AND/OR SITE DEVELOPMENT PLANS AND FOR WAIVING THE REQUIREMENTS OF SKETCH AND PRELIMINARY PLANS FOR INITIAL STAGE OF SUBDIVISION. LANDSCAPING FOR PART OF PARCEL C-9 IS PROVIDED UNDER THIS SITE DEVELOPMENT PLAN.
 - FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING FOR PARCELS C-9 AND C-7 WILL BE POSTED AS PART OF THE GRADING PERMIT IN THE AMOUNT OF \$4,590.00.
 - POSSIBLE FUTURE IMPROVEMENTS ON PARCELS C-2 AND C-8 ARE SHOWN FOR GRAPHICAL PURPOSES ONLY. THESE PARCELS CURRENTLY ARE IMPROVED WITH A WATER LINE ONLY. THERE ARE NO BUILDINGS OR PAVING.
 - THE ALLOWED USES ON PARCEL C-9 ARE LIMITED TO THOSE LISTED IN SECTION 116.B.(33) OF THE ZONING REGULATIONS. PARCEL C-7 IS TO BE USED AS PRIVATE ACCESS TO PARCELS C-2, C-8 AND C-9. THERE ARE NO COMMERCIAL USES ALLOWED ON PARCEL C-7.

BENCH MARKS

| | |
|--|-----------------|
| HO. CO. #41EC (NAD '83) | ELEV. 430.329' |
| STAMPED DISC ON CONCRETE MONUMENT BEING 23' NORTH OF A TRAFFIC SIGNAL POLE, 5.6' SOUTHWEST OF THE PC OF THE EDGE OF PAVING OF JOHNS HOPKINS ROAD AND 3.3' SOUTH OF THE EDGE OF PAVING OF JOHNS HOPKINS ROAD. | |
| N 543,588.822' | E 1,342,628.79' |
| HO. CO. #41FA (NAD '83) | ELEV. 407.585' |
| STAMPED DISC ON CONCRETE MONUMENT BEING 6' EAST OF BGE POLE #553388, 13.3' SOUTH OF LEFT REAR CORNER OF AN INLET AND 2.7' NORTH OF THE EDGE OF PAVING OF HAMMOND PARKWAY. | |
| N 543,109.869' | E 1,344,797.53' |



SHEET INDEX

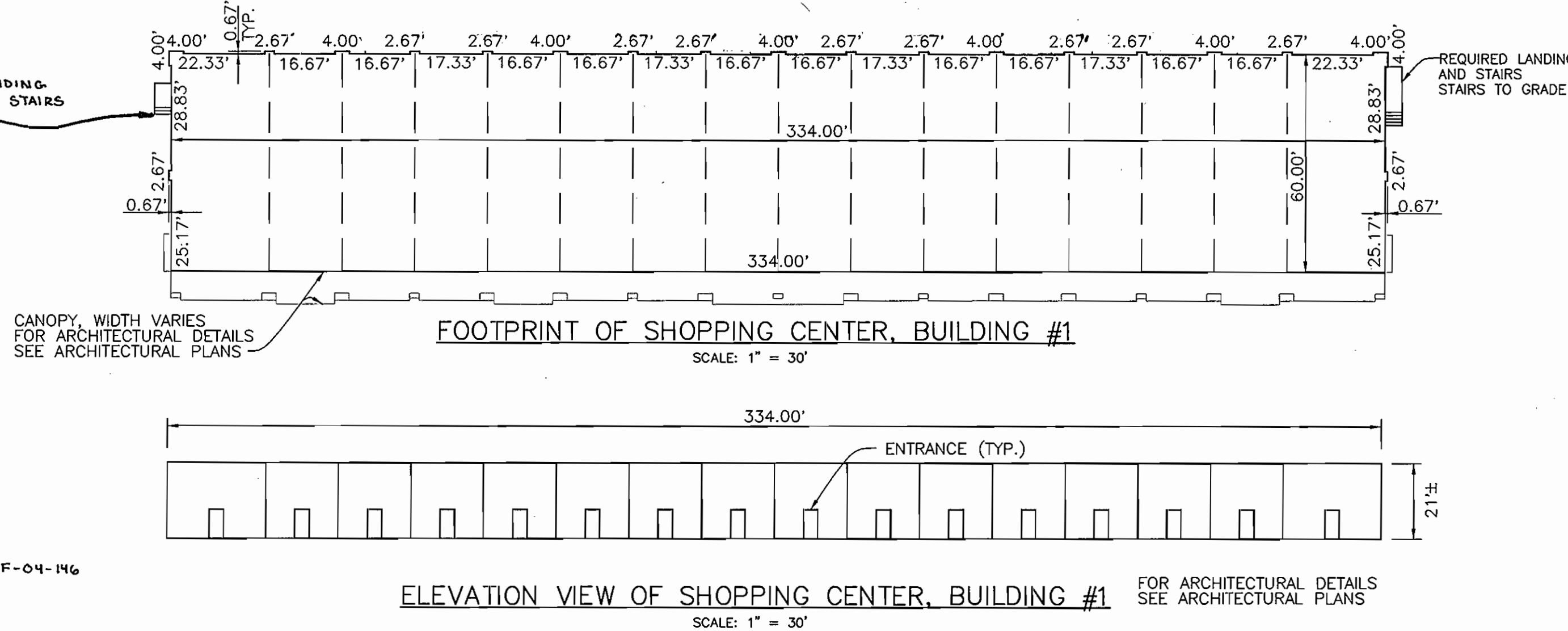
| NO. | DESCRIPTION |
|-----|--|
| 1 | COVER SHEET |
| 2 | SITE DEVELOPMENT PLAN |
| 3 | SEDIMENT AND EROSION CONTROL PLAN |
| 4 | SEDIMENT AND EROSION NOTES AND DETAILS |
| 5 | STORM DRAIN DRAINAGE AREA MAP |
| 6 | STORM DRAIN, SHC AND WMC PROFILES AND DETAILS |
| 7 | LANDSCAPE AND STRIPING PLAN, NOTES AND DETAILS |

USE TABULATION

| PARCEL | USE | AREA |
|--------|-----------------------|--------------|
| C-9 | *RETAIL/Commercial | 1.16 AC. (A) |
| TOTAL | SITE DEVELOPMENT PLAN | 1.16 AC.* |

* MAXIMUM ALLOWED RETAIL USE FOR ALL MONTPELIER RESEARCH PARK PER SECTION 116.B.33 OF THE ZONING REGS = 4.17 AC.

** See general note #24.
 (A) Based on building area, plus parking lot area, plus any SWM area.



ADDRESS CHART

| BUILDING | STREET ADDRESS |
|----------|----------------------|
| 1 | 7500 MONTPELIER ROAD |

PERMIT INFORMATION CHART

| SUBDIVISION NAME | SECTION/AREA | LOT/PARCEL# |
|--------------------------|--------------------|--|
| MONTPELIER RESEARCH PARK | | PARCELS C-9 AND C-7 |
| PLAT No. 18213 | GRID No. 17 | ZONE PEC TAX MAP 41 ELEC. DIST. 5th CENSUS 6068.02 |
| WATER CODE E21 | SEWER CODE 6440000 | DESIGN: JMC DRAFT: EDD |

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS.

HOWARD COUNTY HEALTH DEPARTMENT _____ DATE _____

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Cindy Hanilton DATE 5/14/04
 CHIEF, DIVISION OF LAND DEVELOPMENT

David DeLugge DATE 5/14/04
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DIRECTOR.

2 5-24-06 REVISED PER PLAT 18213
 1 5/20/04 REMOVE LANDINGS AND STAIRS FROM REAR OF BUILDING

NO. DATE REVISION

BENCHMARK ENGINEERING, INC.
 ENGINEERS & LAND SURVEYORS & PLANNERS
 8480 BALTIMORE NATIONAL PIKE SUITE 418
 ELLICOTT CITY, MARYLAND 21043
 PHONE: 410-465-6105 FAX: 410-465-6644
 E-MAIL: benchmark@cois.com

Donald Moore DATE 3/30/04

DEVELOPER: CASCADE MONTPELIER, LLC
 10616 BEAVER DAM ROAD
 COCKEYSVILLE, MD 21030-2290
 410-771-0061

OWNER PARCEL C-3: CASCADE MONTPELIER, LLC
 10616 BEAVER DAM ROAD
 COCKEYSVILLE, MD 21030-2290
 410-771-0061

OWNER PARCEL C-5: HOPKINS ROAD LIMITED PARTNERSHIP
 9030 RED BRANCH ROAD, SUITE 200
 COLUMBIA, MD 21045
 410-997-7222

PROJECT: MONTPELIER SHOPPING CENTER
 MONTPELIER RESEARCH PARK, PARCELS C-9 AND C-7

LOCATION: TAX MAP No. 41, GRID No. 17, PARCEL No. 124
 5th ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

TITLE: COVER SHEET

DATE: JULY, 2003 PROJECT NO. 1631
 FEBRUARY, 2004

SCALE: AS SHOWN DRAWING 1 OF 7

PERMANENT SEEDING NOTES

Apply to graded or cleared area not subject to immediate further disturbance where a permanent long-lived vegetative cover is needed.

Seedbed Preparation: Loosen upper three inches of soil by raking, discing or other acceptable means before seeding. (If not previously loosened)

Soil Amendments: In lieu of soil test recommendations, use on the following schedules.

- 1) Preferred - Apply 2 tons per acre dolomitic limestone (92 lbs/1000 sf) and 600 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sf) before seeding. Harrow or disc into upper three inches of soil. At time of seeding, apply 400 lbs per acre 30-0-0 ureaform fertilizer (9 lbs/1000 sf).
- 2) Acceptable - Apply 2 tons per acre dolomitic limestone (92 lbs/1000 sf) and 1000 lbs per acre 10-10-10 fertilizer (23 lbs/1000 sf) before seeding. Harrow or disc into upper three inches of soil.

Seeding: For the periods March 1 through April 30 and August 1 through October 15, seed with 60 lbs per acre (1.4 lbs/1000 sf) of Kentucky 31 Tall Fescue. For the period May 1 through July 31, seed with 60 lbs Kentucky 31 Tall Fescue per acre and 2 lbs per acre (0.05 lbs/1000 sf) of Weeping Lovegrass. During the period of October 16 through February 28, protect site by Option 1) 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring. Option 2) use sod. Option 3) seed with 80 lbs/acre Kentucky 31 Tall Fescue and mulch with 2 tons/acre well anchored straw.

Mulching: Apply 1-1/2 to 2 tons per acre (70 to 90 lbs/1000 sf) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gallons per acre (5 gal/1000 sf) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 348 gallons per acre (8 gal/1000 sf) for anchoring.

Maintenance: Inspect all seeded areas and make needed repairs, replacements and reseedings.

TEMPORARY SEEDING NOTES

Apply to graded or cleared areas likely to be redistributed where a short-term vegetative cover is needed.

Seedbed Preparation: Loosen upper three inches of soil by raking, discing or other acceptable means before seeding. (If not previously loosened)

Soil Amendments: Apply 600 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sf).

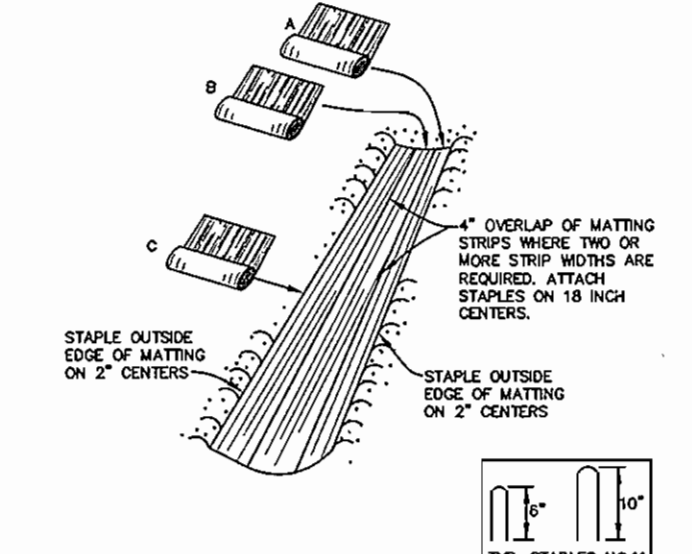
Seeding: For periods March 1 through April 30 and from August 15 through November 15, seed with 2-1/2 bushel per acre of annual rye (3.2 lbs/1000 sf). For the period May 1 through August 14, seed with 3 lbs per acre of Weeping Lovegrass (0.07 lbs/1000 sf). For the period November 16 through February 28, protect site by applying 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring, or use sod.

Mulching: Apply 1-1/2 to 2 tons per acre (70 to 90 lbs/1000 sf) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gallons per acre (5 gal/1000 sf) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 348 gallons per acre (8 gal/1000 sf) for anchoring.

Refer to the 1994 Maryland Standards and Specifications for Soil Erosion and Sediment Control for rate and methods not covered.

SEDIMENT CONTROL NOTES

1. A minimum of 48 hours notice must be given to the Howard County Department of Inspections and Permits, Sediment Control Division prior to the start of any construction (313-1855).
2. All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in conformance with the most current Maryland Standards and Specifications for Soil Erosion and Sediment Control, and revisions thereto.
3. Following initial soil disturbances or redistribution, permanent or temporary stabilization shall be completed within: a) 7 calendar days for all perimeter sediment control structures, dikes, perimeter slopes and all slopes greater than 3:1, b) 14 calendar days to all other disturbed or graded areas on the project site.
4. All sediment traps/basins shall be fenced and warning signs posted around their perimeter in accordance with Vol. 1, Chapter 12, of the "Howard County Design Manual, Storm Drainage".
5. All disturbed areas must be stabilized within the time period specified above in accordance with the "1994 Maryland Standards and Specifications for Soil Erosion and Sediment Control" for Permanent Seeding (Sec. 51) Sod (Sec. 24), Temporary Seeding (Sec. 20) and Mulching (Sec. 32). Temporary stabilization with mulch alone can only be done when recommended seeding dates do not allow for proper germination and establishment of grasses.
6. All sediment control structures are to remain in place and are to be maintained in operative condition until permission for their removal has been obtained from the Howard County Sediment Control Inspector.
7. Site Analysis:
 - Total Area of Site: 2.12± acres
 - Area to be Disturbed: 2.12± acres
 - Area to be seeded or paved: 1.69 ± acres
 - Area to be vegetatively stabilized: 0.43± acres
 - Total Cut: 2,242 C.Y.
 - Total Fill: 929 C.Y.
 - Offsite Waste/Borrow Area Location: *
8. Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.
9. Additional sediment controls must be provided, if deemed necessary by the Howard County DPW Sediment Control Inspector.
10. On all sites with disturbed areas in excess of 2 acres, approval of the inspection agency shall be requested upon completion of installation of perimeter erosion and sediment controls, but before proceeding with any other earth disturbance or grading. Other building or grading inspection approvals may not be authorized until this initial approval by the inspection agency is made.
11. Trenches for the construction of utilities is limited to three pipe lengths or that which can be back filled and stabilized within one working day, whichever is shorter.
12. Quantities and estimates shown are for sediment control purposes only. Contractor shall prepare his/her own quantity estimates to his/her satisfaction.
 - * It is the responsibility of the contractor to identify the spot/borrow site and notify and gain approval from the sediment control inspector of the site and it's grading permit number at the time of construction.



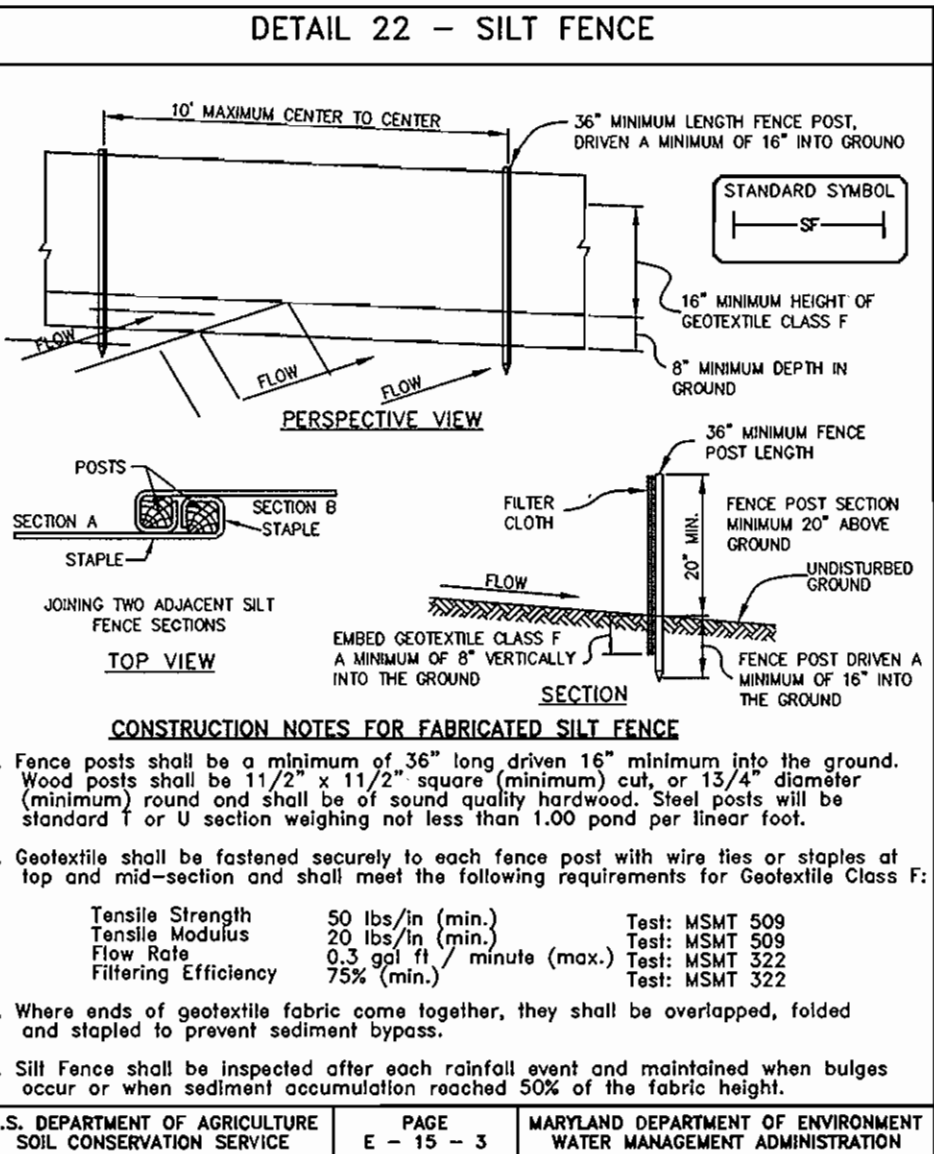
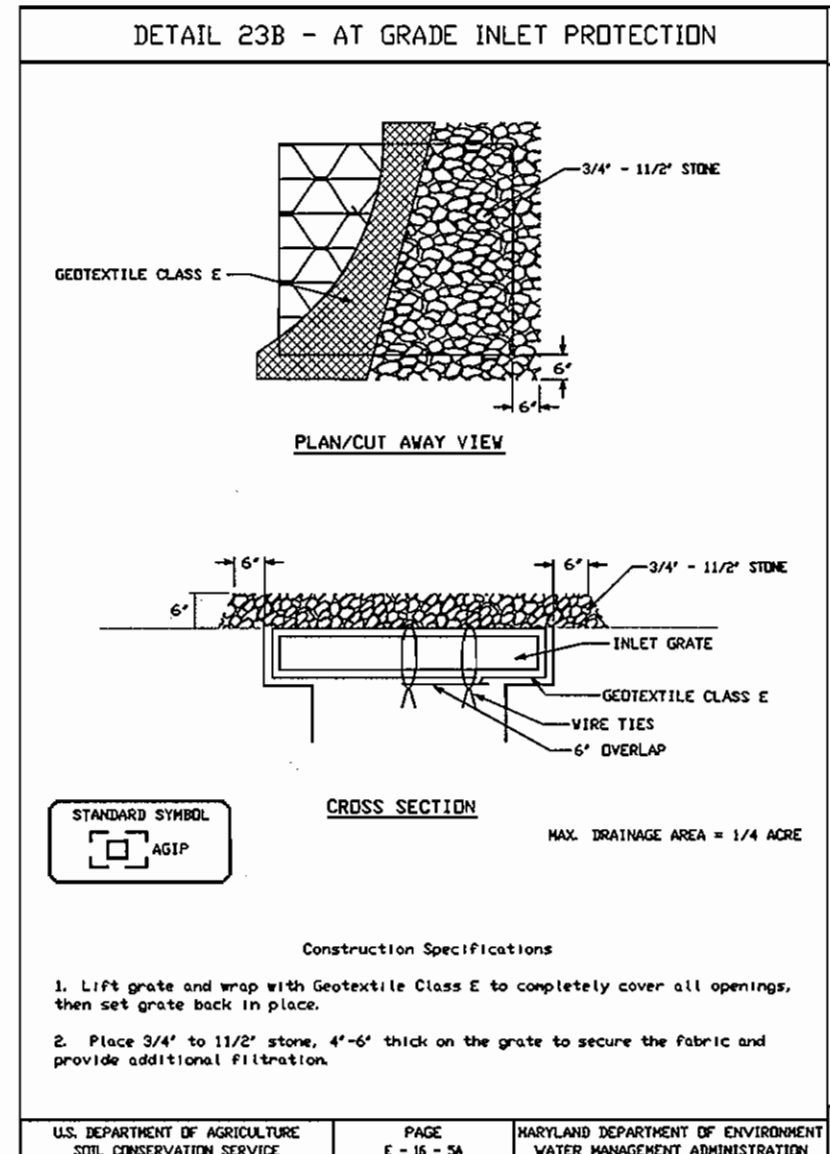
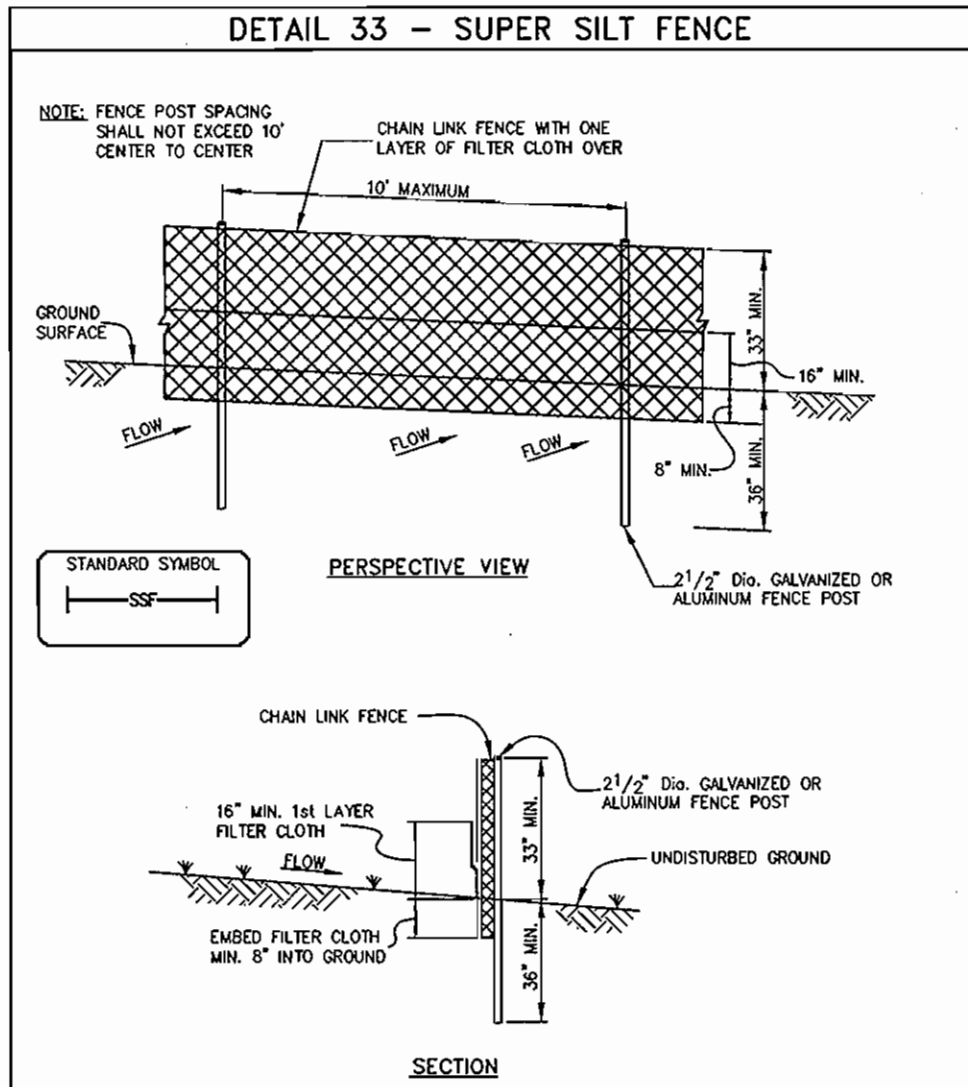
CONSTRUCTION SPECIFICATIONS

1. KEY-IN THE MATTING BY PLACING THE TOP ENDS OF THE MATTING IN A NARROW TRENCH 4" IN DEPTH. BROADCAST THE TRENCH AND TAMP FIRMLY TO CONFORM TO THE CHANNEL. CROSS-SECTION. SECURE WITH A ROW OF STAPLES ABOUT 4" DOWN SLOPE FROM THE TRENCH. SPACING BETWEEN STAPLES IS 4".
2. STAPLE THE 4" OVERLAP IN THE CHANNEL CENTER USING AN 18" SPACING BETWEEN STAPLES.
3. BEFORE STAPLING THE OUTER EDGES OF THE MATTING, MAKE SURE THE MATTING IS SMOOTH AND IN FIRM CONTACT WITH THE SOIL.
4. STAPLES SHALL BE PLACED 2' APART WITH 4 ROWS FOR EACH STRIP, 2 OUTER ROWS, AND 2 ALTERNATING ROWS DOWN THE CENTER.
5. WHERE ONE ROLL OF MATTING ENDS AND ANOTHER BEGINS, THE END OF THE TOP STRIP SHALL OVERLAP THE UPPER END OF THE LOWER STRIP BY 4", SURFLAP FASHION. REINFORCE THE OVERLAP WITH A DOUBLE ROW OF STAPLES SPACED 6" APART IN A STAGGERED PATTERN ON EITHER SIDE.
6. THE DISCHARGE END OF THE MATTING LINE SHOULD BE SIMILARLY SECURED WITH 2 DOUBLE ROWS OF STAPLES.

NOTE: IF FLOW WILL ENTER FROM THE EDGE OF THE MATTING THEN THE AREA AFFECTED BY THE FLOW MUST BE KEPT-DRY.

SOIL STABILIZATION MATTING

NOT TO SCALE

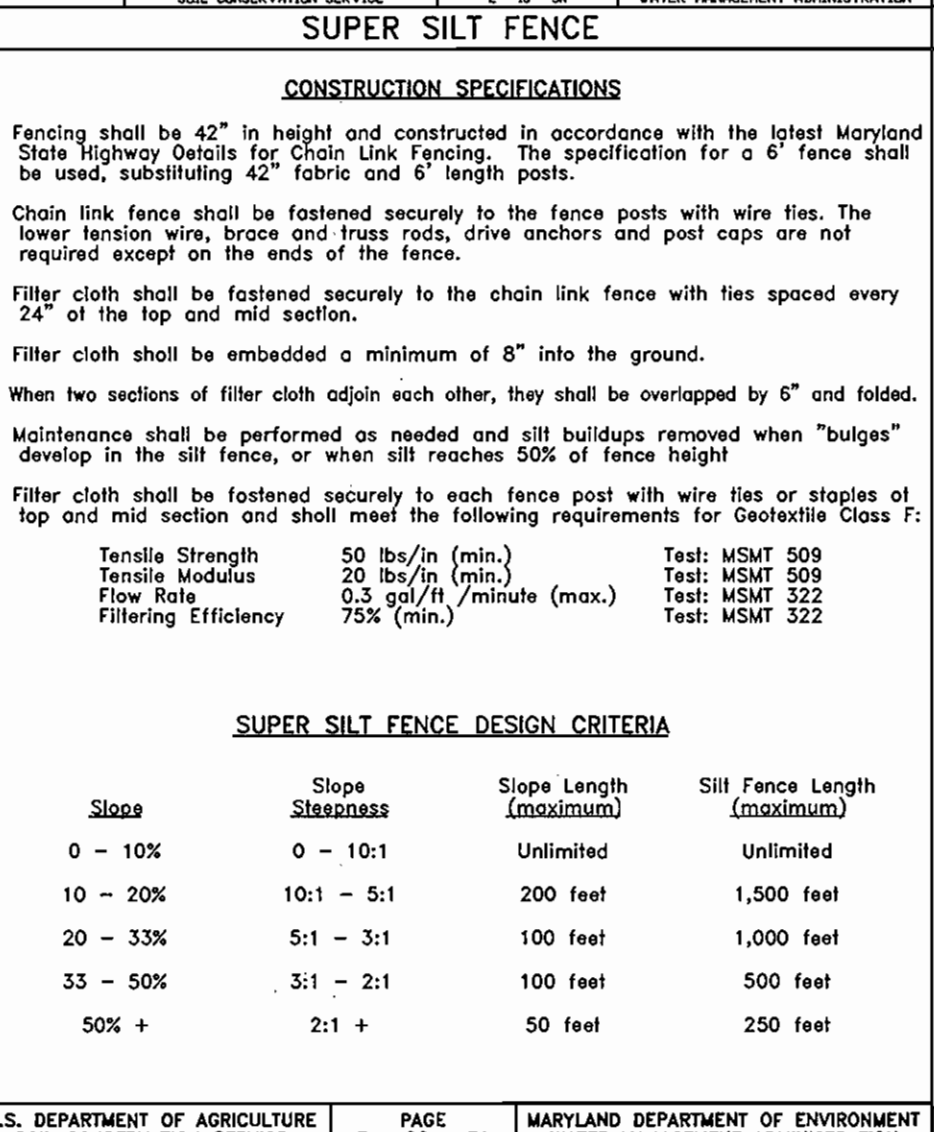
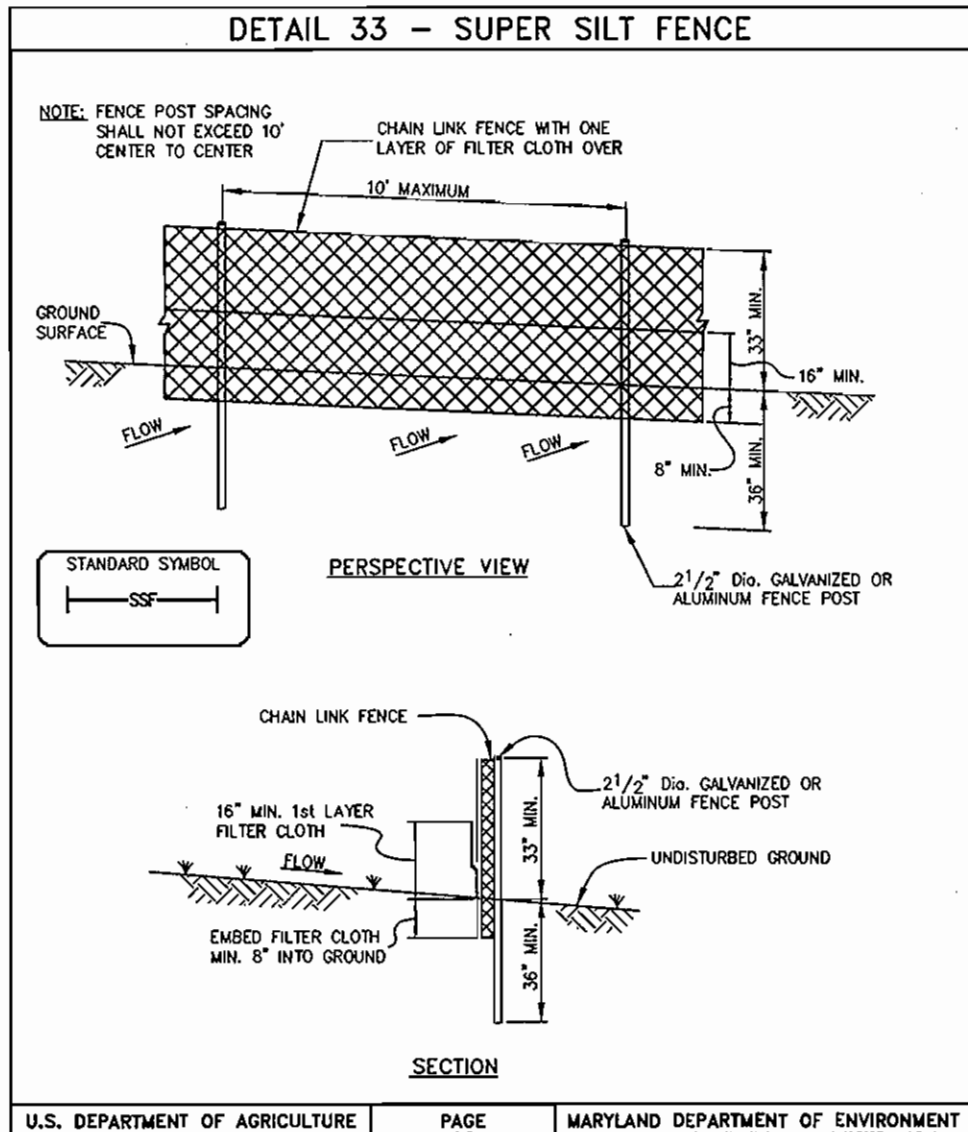


SILT FENCE

SILT FENCE DESIGN CRITERIA

| Slope Steepness | (Maximum) Slope Length | (Maximum) Silt Fence Length |
|-------------------|------------------------|-----------------------------|
| Flatter than 50:1 | unlimited | unlimited |
| 50:1 to 10:1 | 125 feet | 1,000 feet |
| 10:1 to 5:1 | 100 feet | 750 feet |
| 5:1 to 3:1 | 60 feet | 500 feet |
| 3:1 to 2:1 | 40 feet | 250 feet |
| 2:1 and steeper | 20 feet | 125 feet |

Note: In areas of less than 2% slope and sandy soils (USDA general classification system, soil Class A) maximum slope length and silt fence length will be unlimited. In these areas a silt fence may be the only perimeter control required.



U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE PAGE H - 26 - 3 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE PAGE E - 26 - 3A MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE PAGE A - 1 - 6 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE PAGE F - 17 - 3 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

BY THE DEVELOPER:

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

Thomas Gaines 3/30/04
DEVELOPER - CASCADE MONTPELIER, LLC
THOMAS GAINES, MANAGER

BY THE ENGINEER:

I/WE CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

Donald A. Mason 3/30/04
ENGINEER - DONALD A. MASON, P.E. # 21443

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

Jim Murray 4/29/04
NATURAL RESOURCES CONSERVATION SERVICE

REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT MEETS TECHNICAL REQUIREMENTS.

John R. Hunter 4/29/04
HOWARD SOIL CONSERVATION DISTRICT

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

David Hamilton 4/30/04
CHIEF, DEVELOPMENT ENGINEERING DIVISION

David Hamilton 5/4/04
CHIEF, DIVISION OF LAND DEVELOPMENT

Marion M. Coyle 5/14/04
DIRECTOR

SEQUENCE OF CONSTRUCTION

- DAY 1 OBTAIN GRADING PERMIT.
- DAY 2-3 CLEAR AND GRUB FOR SEDIMENT CONTROL DEVICES, INSTALL STABILIZED CONSTRUCTION ENTRANCE, SILT FENCE, SUPER SILT FENCE, EARTH DIKES AND CLEANWATER DIVERSIONS. CONTRACTOR MUST OBTAIN PERMISSION OF INSPECTOR PRIOR TO PROCEEDING TO NEXT STEP.
- DAY 4-12 CLEAR AND GRUB REMAINDER OF SITE.
- DAY 13-23 MASS GRADE SITE.
- DAY 24-28 COMMENCE WITH PARKING LOT AND ACCESS DRIVE.
- DAY 29-35 WITH THE PERMISSION OF THE SEDIMENT CONTROL INSPECTOR, INSTALL STORM DRAIN, AND STABILIZE IN ACCORDANCE WITH TEMPORARY SEEDING NOTES.
- DAY 36-40 GRADE BUILDING PAD.
- DAY 41-51 INSTALL CURB AND GUTTER.
- DAY 52-62 INSTALL PAVING FOR ACCESS DRIVE AND PARKING LOT.
- DAY 63-68 FINAL GRADE REMAINDER OF SITE AND PERMANENTLY STABILIZE.
- DAY 69-72 INSTALL REQUIRED LANDSCAPING AS SPECIFIED ON THE LANDSCAPE PLAN.
- DAY 72-75 UPON APPROVAL OF HOWARD COUNTY SEDIMENT CONTROL INSPECTOR, REMOVE REMAINING SEDIMENT CONTROL DEVICES AND PERMANENTLY STABILIZE.
- BEGIN CONSTRUCTION OF BUILDING (APPROXIMATELY 6 Mo.).

BENCHMARK
ENGINEERS & LAND SURVEYORS & PLANNERS

ENGINEERING, INC.

8480 BALTIMORE NATIONAL PIKE SUITE 418
ELLICOTT CITY, MARYLAND 21043
PHONE: 410-465-6105 FAX: 410-465-6644
E-MAIL: benchmark@cois.com

DEVELOPER: CASCADE MONTPELIER, LLC
10616 BEAVER DAM ROAD
COCKEYSVILLE, MD 21030-2290
410-771-0061

OWNER PARCEL C-3:
CASCADE MONTPELIER, LLC
10616 BEAVER DAM ROAD
COCKEYSVILLE, MD 21030-2290
410-771-0061

OWNER PARCEL C-5:
HOPKINS ROAD LIMITED PARTNERSHIP
9030 RED BRANCH ROAD, SUITE 200
COLUMBIA, MD 21045
410-997-7222

PROJECT: MONTPELIER SHOPPING CENTER
MONTPELIER RESEARCH PARK, PARCELS C-9 AND C-7

LOCATION: TAX MAP No. 41, GRID No. 17, PARCEL No. 124
5th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE: SEDIMENT AND EROSION CONTROL NOTES AND DETAILS

DATE: JULY, 2003 PROJECT No. 1631
MARCH, 2004

DESIGN: JMC DRAFT: EDD SCALE: AS SHOWN DRAWING 4 OF 7

SDP-04-12