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PERMIT INFORMATION CHART					
SUBDIVISION NAME HOWARD SQUARE	SECTION/AREA PHASE 1	LOT/PARCEL LOTS 1-43, OPEN SPACE 44 AND PARCEL 'A'	TAX MAP 43	ELEC. DIST. FIRST	CENSUS TRACT 6089.01
PLAT # OR L/F 7301/583	BLOCK # 14	ZONE CAC-CL1	SEWER CODE 3240000		
WATER CODE B-02	PROPOSED IMPROVEMENTS: SINGLE FAMILY ATTACHED UNITS, RESIDENTIAL TOWNHOMES				

* PLAT NOS. 21361-21363

PROJECT PHASING

PHASE	YEAR	RESIDENTIAL UNITS	PHASE REQUIRED		PHASE PROPOSED		PROJECT TOTAL REQUIRED		PROJ. CUMULATIVE TOTAL PROPOSED	
			COMMERCIAL (SQ.FT.)	MIHU	COMMERCIAL (SQ.FT.)	MIHU	COMMERCIAL (SQ.FT.)	MIHU	COMMERCIAL (SQ.FT.)	MIHU
1	2010	276 (70)	82,800	69	102,100	70	276	82,800	69	102,100
2	2012	77 (MIHU)	23,100	20	0	77	353	105,900	89	102,100 (NOTE 3)
3	2013	73 (MIHU)	21,900	11	118,000	73	426	127,800	107	220,100
4	2014	42 (32MIHU)	12,600	3	0	32	468	140,400	117	220,100
5	2015	114	34,200	39	0	(NOTE 2)	582	174,600	146	220,100
6	2016	90	27,000	23	100,000	0	672	201,600	168	320,100
7	2017	95	28,500	24	0	0	767	230,100	192	320,100
8	2018	150	45,000	38	0	0	917	275,100	230	320,100
9	2019	150	45,000	19 (NOTE 3)	0	0	1,067	320,000	252 (NOTE 3)	320,100

- NOTES:
- PHASING BASED ON MAY 27, 2008 LETTER FROM CHIEF, DIVISION OF RESEARCH, DPZ.
 - TOTAL REQUIRED MIHU = 252 UNITS PER MAY 27, 2008 LETTER. PORTION OF THAT SITE WERE ZONED B-1, PRIOR TO CAC ZONING, WHICH REQUIRES 15% MIHU.
 - SECTION 127.5.5.e.3.d. REQUIRES THAT NO MORE THAN 50% OF THE RESIDENTIAL UNITS SHALL BE CONSTRUCTED PRIOR TO COMMENCING THE PROPORTIONAL AMOUNT OF COMMERCIAL CONSTRUCTION. THIS SECTION DOES NOT REQUIRE COMMERCIAL CONSTRUCTION.

CUMULATIVE APPROVED

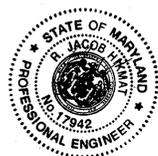
SECTION/PHASE # (FILE NO)	TOTAL RESIDENTIAL UNITS PROPOSED FOR ENTIRE PROJECT	TOTAL RESIDENTIAL UNITS PROPOSED FOR THIS SECTION/PHASE (INC. MIHU)	TOTAL RESIDENTIAL UNITS REMAINING (INC. MIHU)	TOTAL REQUIRED MIHU UNITS FOR ENTIRE PROJECT	MIHU UNITS REQUIRED FOR THIS SECTION/PHASE	MIHU UNITS PROPOSED FOR THIS SECTION/PHASE	REQUIRED MIHU UNITS REMAINING	SQ.FT. COMMERCIAL PROPOSED FOR THIS SECTION/PHASE	SQ.FT. COMMERCIAL REMAINING	SQ.FT. COMMERCIAL PROPOSED FOR THIS SECTION/PHASE	REQUIRED SQ.FT. COMMERCIAL REMAINING
PHASE 1 SECTION 1 SDP-08-046	1067	43	1024	252	11	11	252	320,100	**	**	321,100

- * CREDIT MAY BE PROVIDED FROM THE RELOCATED 39 UNITS FROM ALADDIN TO THE ROUTE ONE TEMPORARY MOBIL HOME PARK.
 ** SECTION 127.5.5.e.3.d. REQUIRES THAT NO MORE THAN 50% OF THE RESIDENTIAL UNITS SHALL BE CONSTRUCTED PRIOR TO COMMENCING THE PROPORTIONAL AMOUNT OF COMMERCIAL CONSTRUCTION. THIS SECTION DOES NOT REQUIRE COMMERCIAL CONSTRUCTION.

DEVELOPER/OWNER

ATAPCO HOWARD SQUARE BUSINESS TRUST
 10 E BALTIMORE STREET, STE 1600
 BALTIMORE, MARYLAND 21202
 410-344-7184

NOTE: SEDIMENT CONTROL MEASURES UNDER GP-08-24 WILL BE UTILIZED. MEASURES UNDER THIS PLAN ARE IN ADDITION.



FOR REVISIONS: 1
 BY BENCHMARK ENGINEERING INC.
 PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 28559, EXPIRATION DATE: 7-22-11



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

Signature: [Signature]
 DATE: 9/29/08

ENGINEER'S CERTIFICATE
 I 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 I HAVE PREPARED THE SAME IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATURAL RESOURCE CONSERVATION SERVICE.

Signature: [Signature]
 DATE: 9/28/08

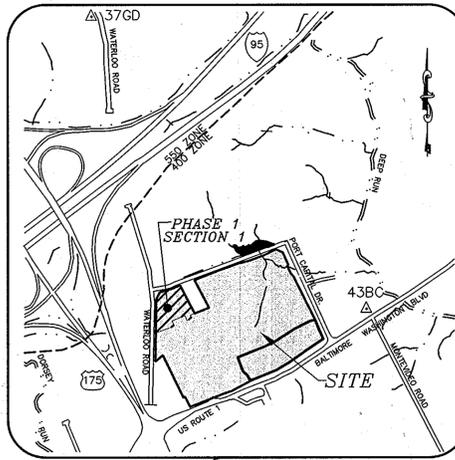
APPROVED: DEPARTMENT OF PLANNING AND ZONING
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 Signature: [Signature]
 DATE: 9/29/08
 CHIEF, DIVISION OF LAND DEVELOPMENT
 Signature: [Signature]
 DATE: 9/29/08
 DIRECTOR
 Signature: [Signature]
 DATE: 10/1/08

LOT NO.	STREET ADDRESS	NO.	STREET ADDRESS
LOT 1	7120 PENNY LANE, ELKRIDGE, MD 21075	LOT 26	7224 ABBEY ROAD, ELKRIDGE, MD 21075
LOT 2	7118 PENNY LANE, ELKRIDGE, MD 21075	LOT 27	7222 ABBEY ROAD, ELKRIDGE, MD 21075
LOT 3	7116 PENNY LANE, ELKRIDGE, MD 21075	LOT 28	7220 ABBEY ROAD, ELKRIDGE, MD 21075
LOT 4	7114 PENNY LANE, ELKRIDGE, MD 21075	LOT 29	7218 ABBEY ROAD, ELKRIDGE, MD 21075
LOT 5	7112 PENNY LANE, ELKRIDGE, MD 21075	LOT 30	7216 ABBEY ROAD, ELKRIDGE, MD 21075
LOT 6	7110 PENNY LANE, ELKRIDGE, MD 21075	LOT 31	7214 ABBEY ROAD, ELKRIDGE, MD 21075
LOT 7	7108 PENNY LANE, ELKRIDGE, MD 21075	LOT 32	7212 ABBEY ROAD, ELKRIDGE, MD 21075
LOT 8	7106 PENNY LANE, ELKRIDGE, MD 21075	LOT 33	7208 ABBEY ROAD, ELKRIDGE, MD 21075
LOT 9	7104 PENNY LANE, ELKRIDGE, MD 21075	LOT 34	7206 ABBEY ROAD, ELKRIDGE, MD 21075
LOT 10	7102 PENNY LANE, ELKRIDGE, MD 21075	LOT 35	7204 ABBEY ROAD, ELKRIDGE, MD 21075
LOT 11	7100 PENNY LANE, ELKRIDGE, MD 21075	LOT 36	7202 ABBEY ROAD, ELKRIDGE, MD 21075
LOT 12	7098 PENNY LANE, ELKRIDGE, MD 21075	LOT 37	7200 ABBEY ROAD, ELKRIDGE, MD 21075
LOT 13	7096 PENNY LANE, ELKRIDGE, MD 21075	LOT 38	7198 ABBEY ROAD, ELKRIDGE, MD 21075
LOT 14	7094 PENNY LANE, ELKRIDGE, MD 21075	LOT 39	7196 ABBEY ROAD, ELKRIDGE, MD 21075
LOT 15	7092 PENNY LANE, ELKRIDGE, MD 21075	LOT 40	7194 ABBEY ROAD, ELKRIDGE, MD 21075
LOT 16	7090 PENNY LANE, ELKRIDGE, MD 21075	LOT 41	7192 ABBEY ROAD, ELKRIDGE, MD 21075
LOT 17	7088 PENNY LANE, ELKRIDGE, MD 21075	LOT 42	7190 ABBEY ROAD, ELKRIDGE, MD 21075
LOT 18	7086 PENNY LANE, ELKRIDGE, MD 21075	LOT 43	7188 ABBEY ROAD, ELKRIDGE, MD 21075
LOT 19	7084 PENNY LANE, ELKRIDGE, MD 21075		
LOT 20	7082 PENNY LANE, ELKRIDGE, MD 21075		
LOT 21	7080 PENNY LANE, ELKRIDGE, MD 21075		
LOT 22	7078 PENNY LANE, ELKRIDGE, MD 21075		
LOT 23	7076 PENNY LANE, ELKRIDGE, MD 21075		
LOT 24	7074 PENNY LANE, ELKRIDGE, MD 21075		
LOT 25	7072 PENNY LANE, ELKRIDGE, MD 21075		

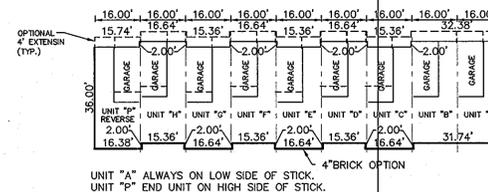
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 17942 EXPIRATION DATE: 09/03/2010

SITE DEVELOPMENT PLAN HOWARD SQUARE

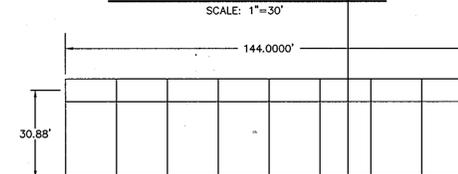
PHASE I, SECTION I, LOTS 1-43 OPEN SPACE 44 AND PARCEL 'A'
 FIRST ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND



VICINITY MAP
 SCALE: 1" = 1000'
 ADC MAP 5054, E24E3



8-UNIT PLAN VIEW
 SCALE: 1" = 30'



8-UNIT ELEVATION VIEW
 SCALE: 1" = 30'

AMENITY AREA

PROJECT PHASE	LIMIT OF DISTURBANCE	AMENITY AREA REQUIRED	AMENITY AREA PROVIDED	PROPOSED AMENITIES
PHASE 1 SECTION 1	2.97 AC	0.29 AC	0.33 AC	TOT-LOT, BENCHES

EXISTING WOODS: THE EXISTING WOODS TO BE PRESERVED HAVE AN AREA OF 86,211.2 SQ.FT. ± (1.52 AC.) AND ARE LOCATED IN THE NORTHEAST PORTION OF THE PROPERTY. NO SPECIMEN TREES EXIST. THE WOODS ARE IN GOOD CONDITION WITH AN ESTIMATED 40-50 YEAR GROWTH. THE PREDOMINANT TREE SPECIES IS PINUS VIRGINIANA (VIRGINIA PINE) WITH QUERCUS ALBA (WHITE OAK), QUERCUS RUBRA (RED OAK), AND LIRODENDRON TULIPIFERA (TULIP POPLAR)

KEY	COMMUNITY TYPE	ACERAGE	DOMINANT VEGETATION	GENERAL CONDITION	PRIORITY ACERAGE
F1	VIRGINIA PINE/POPLAR	8.5	Pinus Virginiana, Liriodendron Tulipifera, Quercus Alba, Quercus Rubra, Acer Rubrum, Prunus Serotina	GOOD	3.5 ± WETLAND/BUFFERS

THE ACERAGE OF 8.5 WAS TAKEN FROM THE FOREST STAND DELINEATION OF THE WHOLE SITE.

- MINIMUM SETBACKS FROM THE PUBLIC STREET RIGHT-OF-WAY:
 - PRINCIPAL STRUCTURES AND AMENITY AREAS: 0 FEET
 - ALL OTHER STRUCTURES AND USES: 10 FEET
- MINIMUM SETBACKS FROM VICINAL PROPERTIES:
 - FROM RESIDENTIAL DISTRICTS:
 - NON RESIDENTIAL STRUCTURES AND ASSOCIATED USES: 30 FEET
 - STRUCTURES CONTAINING RESIDENCES AND ASSOCIATED USES: 20 FEET
 - FROM ALL OTHER ZONING DISTRICTS:
 - ALL STRUCTURES AND USES: 0 FEET
 - IF A RESIDENTIAL DISTRICT IS SEPARATED FROM THE CAC DISTRICT BY A PUBLIC STREET RIGHT OF WAY, ONLY THE SETBACKS FROM A PUBLIC STREET RIGHT OF WAY SHALL APPLY.
- MAXIMUM STRUCTURE SETBACK FROM PUBLIC STREET RIGHT OF WAY:
 - AS PROVIDED IN THE ROUTE 1 MANUAL, THE BUILDING FACADE CLOSEST TO A PUBLIC STREET SHOULD BE LOCATED NO MORE THAN 10 FEET FROM THE EDGE OF THE PUBLIC STREET RIGHT OF WAY UNLESS TOPOGRAPHY, UTILITIES OR OTHER PHYSICAL CONSTRAINTS MAKE A GREATER SETBACK NECESSARY. THIS 10-FOOT SETBACK MAY BE INCREASED WITHOUT A VARIANCE IN ACCORDANCE WITH THE ROUTE 1 MANUAL.
- 30% OF SWM FACILITY AS APPROVED UNDER FINAL PLANS F-08-013 MUST BE CONSTRUCTED WITH THIS PLAN TO PROVIDE WATER QUALITY, RECHARGE AND CHANNEL PROTECTION VOLUMES FOR THE DEVELOPMENTS PROPOSED UNDER THIS PLAN. THE REMINDER OF THE FACILITY SHALL BE CONSTRUCTED WITH SDP-08-078.
- WP-09-025 WAS APPROVED ON SEPT 30, 2008, WAIVING SECTION 16.115 (c)(2) AND SECTION 16.116(1) AND (2) WHICH PROHIBITS CLEARING, EXCAVATION, FILLING AND ALTERING DRAINAGE IN A FLOODPLAIN AND GRADING, REMOVAL OF VEGETATIVE COVER IN THE WETLANDS, WETLAND BUFFERS AND STREAM BUFFERS. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
 - LIMITS OF DISTURBANCE WILL BE THE MINIMUM NECESSARY TO INSTALL THE IMPROVEMENTS AND SHALL NOT EXCEED THE DISTURBANCE SHOWN ON THE WAIVER PETITION EXHIBIT SUBMITTED ON SEPT 5, 2008. DISTURBANCE IS LIMITED AS FOLLOWS:
 - 1950 SQUARE FEET OF FLOODPLAIN DISTURBANCE
 - 400 SQUARE FEET OF WETLAND DISTURBANCE
 - 1800 SQUARE FEET OF STREAM BUFFER DISTURBANCE
 - 5100 SQUARE FEET OF WETLAND BUFFER DISTURBANCE
 - ALL NECESSARY STATE AND LOCAL PERMITS WILL BE OBTAINED PRIOR TO ANY GRADING AND/OR CONSTRUCTION ACTIVITY.
 - SUPER SILT FENCING SHALL BE INSTALLED ALONG THE ENTIRE LOD ASSOCIATED WITH THE OUTFALL SO THAT MINIMUM DISTURBANCES TO ENVIRONMENTAL AREAS ARE MAINTAINED. THE FENCING SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR GRADING ACTIVITY AND SHALL REMAIN IN PLACE FOR THE DURATION OF THE CONSTRUCTION. THE WAIVER EXHIBIT, ASSOCIATED PLAT (F-08-013) AND SITE DEVELOPMENT PLAN SDP-08-078 SHALL ALSO BE AMENDED TO CLEARLY SHOW THE LOCATION OF THE SUPER SILT FENCING.
 - A COPY OF THE GRADING PLAN SHALL BE PROVIDED TO HSCD PRIOR TO ANY APPROVAL OF F-08-013.
- PER SECTION 127.5.0.4 OF THE 2006 ZONING REGULATIONS THE FOLLOWING SETBACKS ARE REQUIRED AND ABIDED BY:
 - MINIMUM SETBACKS FROM THE PUBLIC STREET RIGHT-OF-WAY:
 - PRINCIPAL STRUCTURES AND AMENITY AREAS: 0 FEET
 - ALL OTHER STRUCTURES AND USES: 10 FEET
 - MINIMUM SETBACKS FROM VICINAL PROPERTIES:
 - FROM RESIDENTIAL DISTRICTS:
 - NON RESIDENTIAL STRUCTURES AND ASSOCIATED USES: 30 FEET
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 - SUPER SILT FENCING SHALL BE INSTALLED ALONG THE ENTIRE LOD ASSOCIATED WITH THE OUTFALL SO THAT MINIMUM DISTURBANCES TO ENVIRONMENTAL AREAS ARE MAINTAINED. THE FENCING SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR GRADING ACTIVITY AND SHALL REMAIN IN PLACE FOR THE DURATION OF THE CONSTRUCTION. THE WAIVER EXHIBIT, ASSOCIATED PLAT (F-08-013) AND SITE DEVELOPMENT PLAN SDP-08-078 SHALL ALSO BE AMENDED TO CLEARLY SHOW THE LOCATION OF THE SUPER SILT FENCING.
 - A COPY OF THE GRADING PLAN SHALL BE PROVIDED TO HSCD PRIOR TO ANY APPROVAL OF F-08-013.
- WP-07-129 WAS APPROVED ON JULY 24, 2007, WAIVING SECTION 16.144(f) REQUIRING PRELIMINARY PLAN SUBMISSION. THE APPROVAL IS SUBJECT TO THE FOLLOWING:
 - THE ENTIRE PUBLIC ROAD SYSTEM MUST BE DESIGNED WITH THE NEXT SUBMITTED FINAL PLAN AND PLAN FOR THE PROPERTY.
 - STORMWATER MANAGEMENT MUST BE DESIGNED FOR ALL PUBLIC IMPROVEMENTS WITH THE NEXT SUBMITTED FINAL PLAN AND PLAN FOR THE PROPERTY.
 - PRELIMINARY WATER AND SEWER PLANS MUST BE SUBMITTED PRIOR TO OR CONCURRENTLY WITH THE NEXT SUBMITTED FINAL PLAN AND PLAN FOR THE PROPERTY.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY AND MSHA STANDARDS AND SPECIFICATIONS AS APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/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 BEING DONE.
- ALL PLAN DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- MIHU AGREEMENT WAS RECORDED IN LIBER 11378/FILE 174. ELEVEN (11) UNITS ARE REQUIRED FOR THIS SECTION. ELEVEN (11) UNITS ARE PROVIDED AND WILL BE LOCATED IN THE TOWNHOMES AS SHOWN ON THE PLAN. THE MINIMUM NET SQUARE FOOTAGE OF A MIHU 2-BEDROOM TOWNHOUSE SHALL BE 1,800 SQ.FT. THE MINIMUM NET SQUARE FOOTAGE OF A MIHU 3-BEDROOM TOWNHOUSE SHALL BE 2,400 SQ.FT.
- TRASH REMOVAL WILL BE PRIVATE PICK UP.
- OVERFLOW PARKING WILL BE ON-STREET PARKING ALONG SUSANS PASS AND ALAYNA ROAD IN ACCORDANCE WITH DESIGN MANUAL VOLUME 3, SECTION 2.9.B, TABLE 2.11.
- THE 65DBA NOISE CONTOUR LINE DRAWN ON THIS DEVELOPMENT PLAN IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED OCTOBER 2006, AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65DBA NOISE EXPOSURE. THE 65DBA NOISE LINE WAS ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
- LIGHT TRAPPASS ONTO ANY PROPERTY ZONED OR USED FOR RESIDENTIAL PURPOSES SHALL NOT EXCEED 0.5 FOOT CANDLES.
- THE PROPOSED LIGHTING LOCATIONS AND TYPES OF LIGHTS SHOWN ON SHEET 2 ARE AS FOLLOWS:
 - 150-WATT HPS VAPOR REMOTE POST TOP
 - ALAYNA ROAD, STA. 0+28, 30' RT
 - SUSANS PASS, STA 0+20, 28' RT
- WP-08-020 WAS APPROVED ON OCTOBER 3, 2007, (TO ALLOW MASS GRADING OF THE SITE) WAIVING SECTION 16.155 (APPLICABILITY) WHICH REQUIRED THE SUBMISSION OF SITE DEVELOPMENT PLAN FOR NEW OR EXPANDED NONRESIDENTIAL DEVELOPMENT AND NEW RESIDENTIAL DEVELOPMENT INCLUDING SINGLE-FAMILY ATTACHED, APARTMENT AND MOBILE HOME RESIDENTIAL DEVELOPMENT. APPROVAL IS SUBJECT TO THE FOLLOWING:
 - HSCD MUST APPROVE THE ASSOCIATED GRADING PERMIT.
 - THE APPLICANT AND HIS CONSULTANT SHALL CONDUCT A MEETING WITH ALL APPLICABLE COUNTY AND STATE AGENCIES TO ADDRESS THE COMMENTS FOR F-08-013 ISSUED IN THE DEPARTMENT OF PLANNING AND ZONING'S LETTER DATED SEPTEMBER 27, 2007.

GENERAL NOTES:

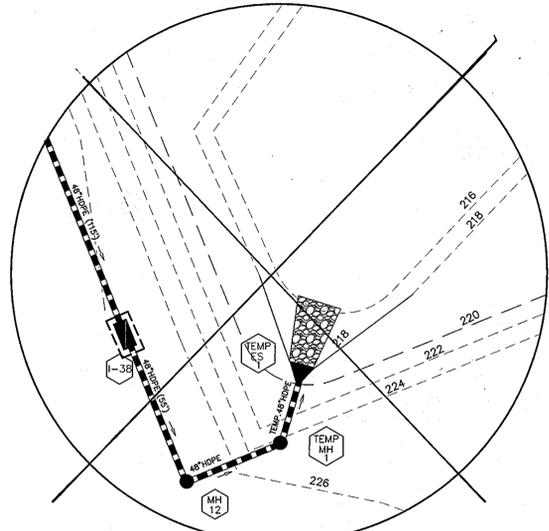
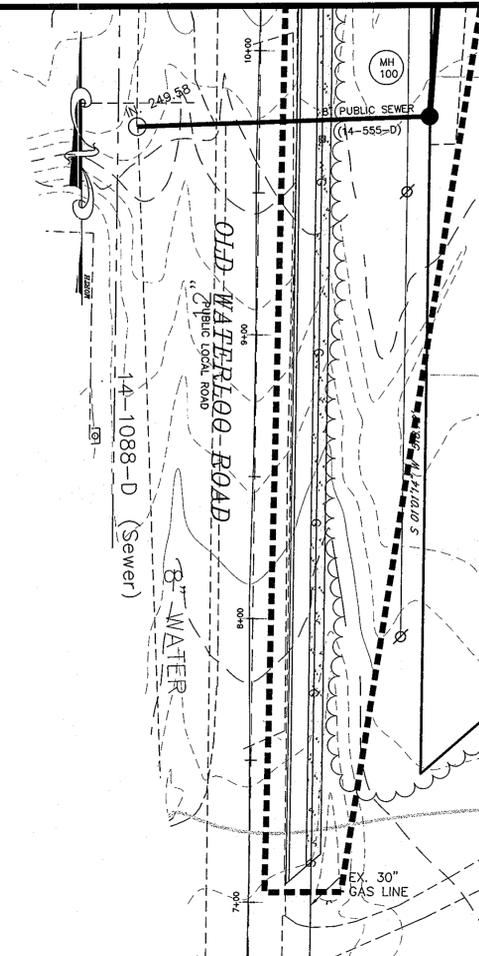
- THIS PLAN IS SUBJECT TO COUNTY COUNCIL BILL 45-2003, THE AMENDED 5TH EDITION OF THE SUBDIVISION REGULATIONS, EFFECTIVE OCTOBER 2, 2003.
- THE SUBJECT PROPERTY IS ZONED CAC-CL1 PER THE 2/2/04 COMPREHENSIVE ZONING PLAN AND THE "LOT LITE ZONING AMENDMENTS EFFECTIVE 7/28/06."
- SITE ANALYSIS DATA CHART:
 - TOTAL PROJECT AREA: 43.20ACRES ±
 - AREA OF PLAN SUBMISSION: 2.91 ACRES ±
 - LIMIT OF DISTURBED AREA: 4.07 ACRES ±
 - ZONING: CAC-CL1
 - PROPOSED USES FOR SITE: SINGLE FAMILY ATTACHED
 - NUMBER OF UNITS ALLOWED FOR PROJECT: 25 UNITS/NET ACRE
 - NUMBER OF UNITS PROPOSED FOR THIS PHASE I, SECTION I: 43 UNITS
 - AMENITY AREA REQUIRED: 10% OF DISTURBED AREA = 1.0% X 2.97AC. = 0.29 AC. (THIS SECTION)
 - AMENITY AREA PROVIDED: 0.33 AC. (EXCESS AREA TO BE CREDITED FOR FUTURE PHASES)
 - PARKING REQUIRED: 2 SPACES/UNIT = 2X43 = 86 SPACES
 - OVERFLOW PARKING = 0.3 SPACES/UNIT = 13 SPACES (ON STREET)
 - TOTAL PARKING REQUIRED = 99 SPACES
 - PARKING PROVIDED: 99 SPACES
 - DPZ FILE REFERENCES: SDP-92-79, WP-92-165, WP-93-44, WP-93-94, WP-94-47, WP-06-114, F-09-007, WP-07-052, F-08-013, S-06-010, WP-08-020, WP-07-129, GP-08-24, WP-09-025, F-10-118, F-09-055
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PLANNING AND CONSTRUCTION SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S) OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS UNLESS A WAIVER HAS BEEN GRANTED.
- TOPOGRAPHIC INFORMATION IS BASED ON AERIAL RUN TOPOGRAPHY PERFORMED BY WHNS TOPOGRAPHY, INC. ON OR ABOUT APRIL 2005, COMPLEMENTED WITH FIELD RUN TOPOGRAPHY PERFORMED BY MILDBERG, BOENDER AND ASSOC. ON OR ABOUT JUNE 2007. EXISTING CONTOURS SHOWN PER APPROVED GP-08-24.
- COORDINATES BASED ON NAD'83 MARYLAND COORDINATES SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 376D, 43A1, AND 43BC. STA. 376D N 553,237.2140 E 1,372,353.6000 EL. 290.95 STA. 43A1 N 549,592.0910 E 1,375,456.6200 EL. 287.87
- BOUNDARY INFORMATION IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT FEBRUARY, 2002 BY MILDBERG, BOENDER AND ASSOCIATES, INC.
- THE 65DBA NOISE CONTOUR LINE IS OUTSIDE OF THE LIMITS OF THIS SUBMISSION. NO MITIGATION IS REQUIRED. NOISE STUDY WAS APPROVED UNDER S-06-010.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE DPW DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$36,900 FOR 100 SHADE TREES AND 46 EVERGREEN TREES.
- BASED ON AVAILABLE COUNTY DATA, NO HISTORIC STRUCTURES OR BURIAL GROUNDS EXIST ON SITE.
- SOILS DATA BASED ON HOWARD COUNTY SOIL SURVEY DATED 1968, SHEET 20.
- PROPERTY IS LOCATED IN THE METROPOLITAN DISTRICT. PUBLIC WATER AND SEWER WILL BE UTILIZED. ON-SITE SEWER WILL BE PRIVATE.
- ALL STRUCTURES WITHIN THE OLD ARE TO BE REMOVED.
- NO STEEP SLOPES EXIST ON SITE.
- THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED. THIS PLAN COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR THE FOREST CONSERVATION BY 1.13 ACRES (49,222.8 SQ.FT.) FINANCIAL SURETY FOR THE 0.87 ACRES (42,477 SQ.FT.) OF RETENTION IN THE AMOUNT OF \$8,450.64 AND 1.13 ACRES OF AFForestation IN THE AMOUNT OF \$24,611.40 WILL BE POSTED AS PART OF THE DEVELOPERS AGREEMENT. PLEASE NOTE THAT THE RETENTION AREA PROVIDED IS TO SATISFY THE REQUIREMENT FOR THIS SITE AND RELOCATION OF EXISTING 0.455 AC. OF FOREST RETENTION AREA (1,794,476 SQ.FT.) THE SURETY FOR 0.455 AC. (1,8920 SQ.FT.) IN THE AMOUNT OF \$ 3,963.96 WILL BE POSTED AS PART OF DEVELOPERS AGREEMENT.
- TRAFFIC DEVICES, MARKING AND SIGNING SHALL BE IN ACCORDANCE WITH LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ASPHALT.
- ALL SIGN POSTS USED FOR TRAFFIC CONTROL SIGNS INSTALLED IN THE COUNTY RIGHT-OF-WAY SHALL BE GALVANIZED STEEL PERFORATED, SQUARE TUBE POST (14 GAUGE)-3' LONG. A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED IN TOP OF EACH POST.
- WP-06-114 WAS APPROVED ON AUGUST 28, 2006 WAIVING SECTION 16.119(f) OF THE SUBDIVISION REGULATIONS. THE APPROVAL WAS SUBJECT TO THE FOLLOWING CONDITION:
 - THE PROPOSED ROAD AND ACCESS IMPROVEMENTS WILL REQUIRE AN ACCESS PERMIT ISSUED BY THE STATE ENGINEERING ACCESS PERMITS DIVISION. THE DEVELOPER MUST MEET ALL TERMS AND CONDITIONS OF THE ACCESS PERMIT.
- WP-07-052 WAS APPROVED ON MAY 8, 2007 WAIVING SECTION 16.116(c)(1) AND 16.116(c)(2)(iv) OF THE SUBDIVISION REGULATIONS. THE APPROVAL IS SUBJECT TO THE FOLLOWING:
 - UNDERGROUND SWM IN THE CURRENT LOCATION OF THE EXISTING SWM POND WILL BE INSTALLED AS NECESSARY. THE UNDERGROUND FACILITY WILL BE DESIGNED AND SUBMITTED FOR REVIEW AT THE PRELIMINARY, FINAL AND SITE DEVELOPMENT PLAN STAGES.
 - LIMITS OF DISTURBANCE SHALL BE THE MINIMUM NECESSARY TO INSTALL THE IMPROVEMENTS AND SHALL NOT EXCEED THE DISTURBANCE SHOWN ON THE WAIVER PETITION EXHIBIT SUBMITTED ON 4/4/07. DISTURBANCE IS LIMITED AS FOLLOWS:
 - AREA 1 - 1800 SQ.FT. OF WETLAND DISTURBANCE AND 7500 SQ.FT. OF WETLAND BUFFER DISTURBANCE
 - AREA 2 - 18750 SQ.FT. OF WETLAND DISTURBANCE AND 19500 SQ.FT. OF WETLAND BUFFER DISTURBANCE
 - AREA 3 - 30000 SQ.FT. OF WETLAND DISTURB

LEGEND

- STABILIZED CONSTRUCTION ENTRANCE
- LIMIT OF DISTURBANCE
- SUPER SILT FENCE
- EROSION CONTROL MATTING
- SIDEWALK
- PROPOSED PUBLIC LIGHT
- PROPOSED PRIVATE LIGHT
- PROPOSED FIRE HYDRANT
- AMENITY AREA
- MODERATE INCOME HOUSING UNIT

SOIL SCHEDULE

- BeA (C) BELTSVILLE SILT LOAM, 0-1% SLOPES.
- BeC2 (C) BELTSVILLE SILT LOAM, 5-10% SLOPES, MODERATELY ERODED.
- BeC3 (C) BELTSVILLE SILT LOAM, 5-10% SLOPES, SEVERELY ERODED.
- Cmb2 (B) CHILLUM SILT LOAM, 1-5% SLOPES, MODERATELY ERODED.
- L1 (D) LEONARDTOWN SILT LOAM.



INTERIM PLAN

MATCHLINE - B SHEET 2

OWNER/DEVELOPER

ATARCO HOWARD SQUARE I BUSINESS TRUST
 106 BALTIMORE STREET STE 1000
 BALTIMORE, MARYLAND 21201
 410-347-9189

DEVELOPER'S CERTIFICATE

I CERTIFY THAT ALL DEVELOPMENT AND 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 NATURAL RESOURCE CONSERVATION SERVICE.

 SIGNATURE OF DEVELOPER
 DATE: 9/28/08

 PRINTED NAME OF DEVELOPER

ENGINEER'S CERTIFICATE

I 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 NATURAL RESOURCE CONSERVATION SERVICE.

 SIGNATURE OF ENGINEER
 DATE: 9/28/08

R. JACOB HIKMAT
 PRINTED NAME OF ENGINEER

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

 HOWARD SOIL CONSERVATION DISTRICT
 DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 9/28/08

 CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE: 9/20/08

 DIRECTOR
 DATE: 10/1/08

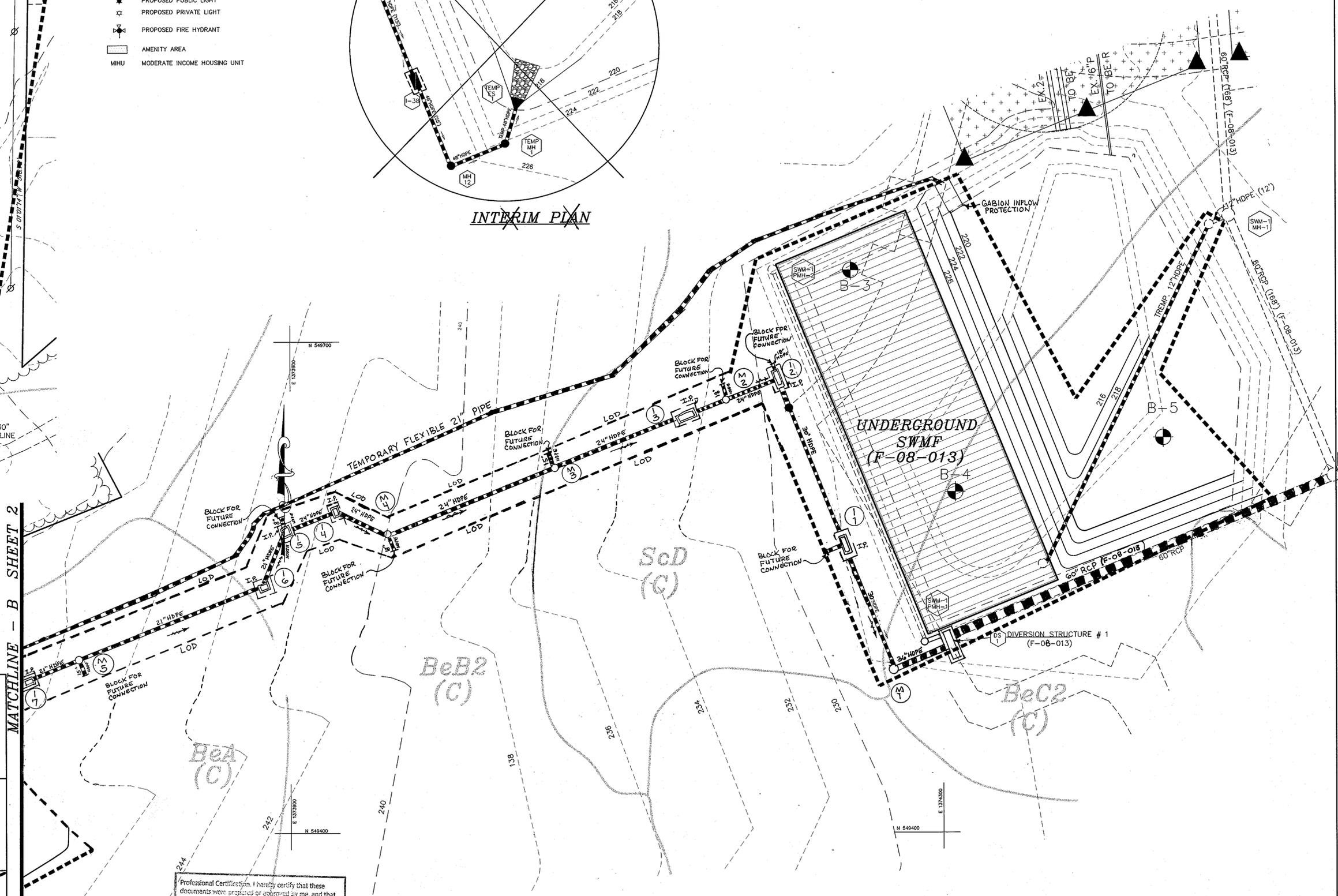
Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer under the laws of the State of Maryland.
 License No. 28559, Expiration Date: 7-22-11



FOR REVISIONS: 1, 2,
 BY BENCHMARK ENGINEERING INC.

NOTE:

30% OF SWM FACILITY AS APPROVED UNDER FINAL PLANS F-08-013 MUST BE CONSTRUCTED WITH THIS PLAN TO PROVIDE WATER QUALITY, RECHARGE AND CHANNEL PROTECTION VOLUMES FOR THE DEVELOPMENTS PROPOSED UNDER THIS PLAN. THE REMINDER OF THE FACILITY SHALL BE CONSTRUCTED WITH SDP-08-078.



date	SEP. 2008	engineering	MM	approval	RJH
project	04081	illustration	MM	scale	1"=30'

no.	description	by	date	revisions
2	REVISE SUBMITTAL FROM D-5 TO A-7 & C-1	BEF	3-30-11	
1	REVISE TITLE BLOCK AND OWNERS	BET	1-6-11	

HOWARD SQUARE
 PHASE 1, SECTION 1, LOTS 1-43, OPEN SPACE LOT 44 AND PARCEL 'A'
 TAX MAP 43 PARCEL G-57
 FIRST ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 SITE DEVELOPMENT PLAN - GRADING AND SEDIMENT CONTROL PLAN

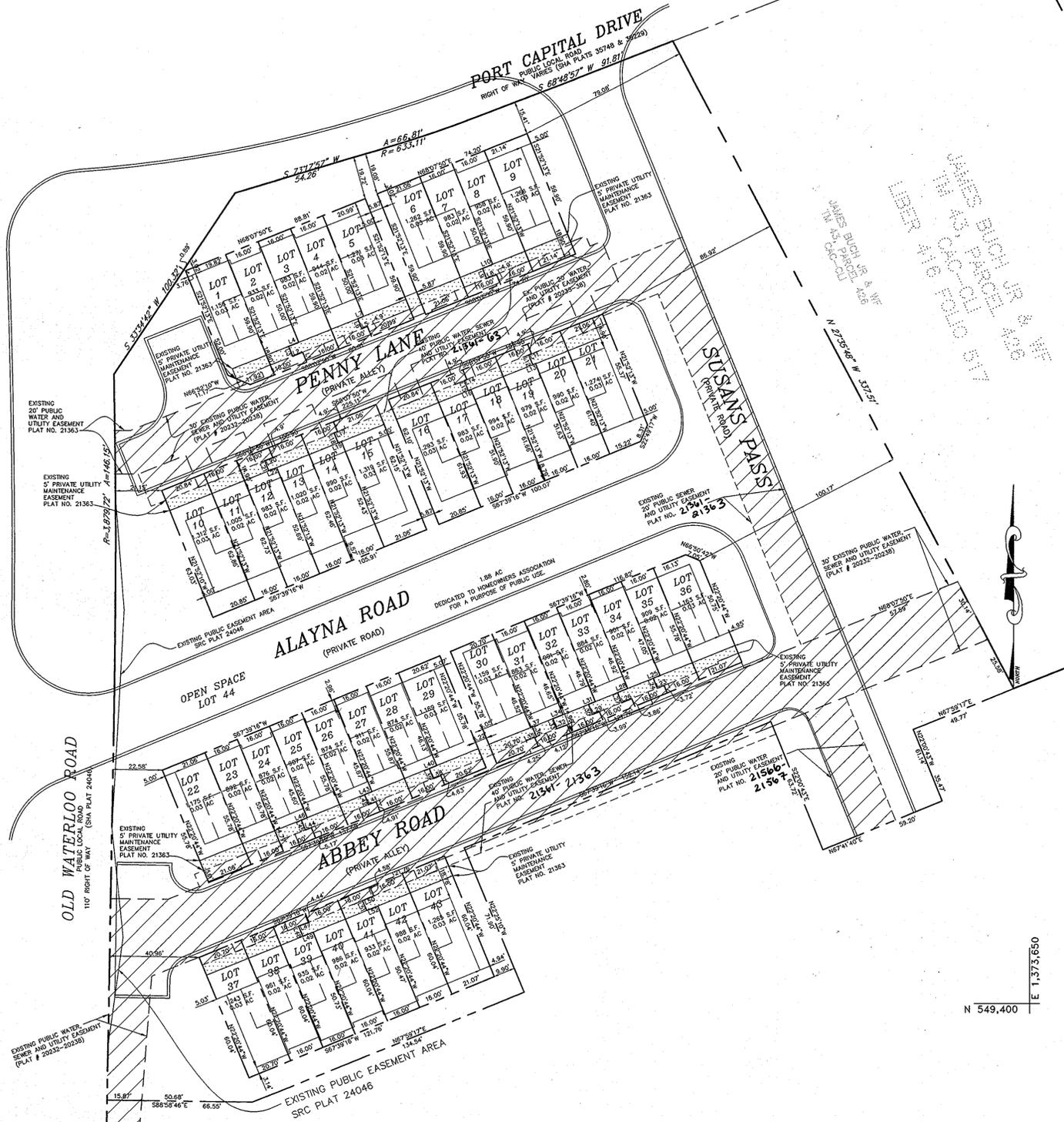
MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
 (410) 997-0286 Fax

E 1,373,100
N 549,800

E 1,373,100
N 549,400

OLD WATERLOO ROAD
PUBLIC LOCAL ROAD
110' RIGHT OF WAY (SHA PLAT 24046)

OLD WATERLOO ROAD
110' RIGHT OF WAY (SHA PLAT 24046)



EXISTING
5' PRIVATE UTILITY
MAINTENANCE
EASEMENT
PLAT NO. 21363

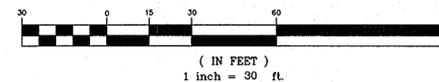


EXISTING
PUBLIC 20' WATER,
AND UTILITY
EASEMENT (PLAT #
20235-38)



LINE	LENGTH	BEARING
L1	4.94	S21°52'13"E
L2	5.00	N67°25'08"E
L3	5.00	N21°52'13"W
L4	5.00	N68°07'50"E
L5	2.80	N68°07'47"E
L6	5.00	N21°52'10"W
L7	2.80	N68°07'50"E
L8	5.01	N68°03'54"E
L9	5.00	N21°52'13"W
L10	5.00	N68°07'50"E
L11	1.37	N68°07'47"E
L12	5.00	S21°52'10"E
L13	1.37	N68°07'50"E
L14	1.34	S67°06'45"W
L15	4.98	S21°52'10"E
L16	1.32	N68°07'50"E
L17	1.63	S68°07'50"W
L18	5.00	S21°52'10"E
L19	1.63	N68°07'50"E
L20	3.96	S68°07'50"W
L21	5.00	S21°52'10"E
L22	3.96	N68°07'50"E
L23	3.40	S68°07'50"W
L24	5.00	N21°52'10"W
L25	3.36	N68°07'50"E
L26	5.04	N68°07'50"E
L27	5.00	S21°52'10"E
L28	5.00	S68°07'50"W
L29	3.42	N68°07'50"E
L30	5.00	N21°52'10"W
L31	3.38	N68°07'50"E
L32	5.09	N68°07'50"E
L33	5.00	S21°17'53"E
L34	5.00	S68°07'50"W
L35	0.86	N68°07'50"E
L36	5.00	N21°52'10"W
L37	0.90	S68°07'50"W
L38	3.68	S68°07'50"W
L39	5.00	N21°52'10"W
L40	3.64	N68°07'50"E
L41	3.71	S68°07'50"W
L42	5.00	N21°52'10"W
L43	3.67	N68°07'50"E
L44	2.96	N68°07'50"E
L45	5.00	S21°52'10"E
L46	2.92	S68°07'50"W
L47	5.14	N68°07'50"E
L48	5.00	N23°54'15"W
L49	5.01	N68°07'50"E
L50	5.58	N68°07'50"E
L51	5.00	N23°23'20"W
L52	5.49	N68°07'50"E

GRAPHIC SCALE



NO.	DATE	REVISION
		ADD NEW EASEMENTS PER F-11-76.

BENCHMARK ENGINEERING, INC.
ENGINEERS & LAND SURVEYORS & PLANNERS
8480 BALTIMORE NATIONAL PKWY & SUITE 418 & ELLIOTT CITY, MARYLAND 21043
(P) 410-485-8105 (F) 410-485-8844
60 THOMAS JOHNSON DRIVE & FREDERICK, MARYLAND 21702
(P) 301-371-3505 (F) 301-371-3508
WWW.BE-CVLENGINEERING.COM

Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland. License No. 24507, Expiration Date: 7-22-2011.

DEVELOPER/OWNER: ATAPCO HOWARD SQUARE II STATUTORY TRUST
10 E. Baltimore St. Suite 1600
Baltimore, MD 21202
(410) 347-7189

HOWARD SQUARE
PHASE 1, SECTION 1
LOTS 1-43, OPEN SPACE LOT 44
AND PARCEL A

TAX MAP: 43 GRID 3 & 9 - PARCEL: 657
ZONED: CAC-GLI
ELECTION DISTRICT NO. 1 - HOWARD COUNTY, MARYLAND

SITE PLAN - LAYOUT

DATE: JANUARY, 2011 BEI PROJECT NO. 2337
SCALE: AS SHOWN SHEET 3-A OF 14

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

William J. Hamilton 5/3/11
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Robert S. Swindlow 5/3/11
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

Morgan J. Butler 5/3/11
DIRECTOR DATE

SOIL SCHEDULE

- BaA (C) BELTSVILLE SILT LOAM, 0-1% SLOPES.
- BaB2 (C) BELTSVILLE SILT LOAM, 1-5% SLOPES, MODERATELY ERODED.
- BaC2 (C) BELTSVILLE SILT LOAM, 5-10% SLOPES, MODERATELY ERODED.
- BaC3 (C) BELTSVILLE SILT LOAM, 5-10% SLOPES, SEVERELY ERODED.
- CmB2 (B) CHILLUM SILT LOAM, 1-5% SLOPES, MODERATELY ERODED.
- Em (C) ELKTON SILTY LOAM
- EVC (B) EVESBORO LOAMY SAND, 5-15% SLOPES
- L1 (D) LEONARDTOWN SILT LOAM.
- ScD (C) SANDY AND CLEAY LAND, MODERATELY SLOPING

LEGEND

- STABILIZED CONSTRUCTION ENTRANCE
- LIMIT OF DISTURBANCE
- SUPER SILT FENCE
- SILT FENCE
- EROSION CONTROL MATTING
- FOREST RETENTION EASMENT
- AFFORESTATION EASMENT
- FLOODPLAIN EASEMENT
- WETLANDS
- STREAM
- WETLAND BUFFER
- STREAM BUFFER

OWNER/DEVELOPER

ATAPCO HOWARD SQUARE 1 BUSINESS TRUST
 106 BALTIMORE STREET, STE. 1000
 BALTIMORE, MARYLAND 21202
 410-347-1104

DEVELOPER'S CERTIFICATE

I CERTIFY THAT ALL DEVELOPMENT AND 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 NATURAL RESOURCE CONSERVATION SERVICE.

[Signature]
 SIGNATURE OF DEVELOPER
 PRINTED NAME OF DEVELOPER
 DATE: 9/28/08

ENGINEER'S CERTIFICATE

I 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 NATURAL RESOURCE CONSERVATION SERVICE.

[Signature]
 SIGNATURE OF ENGINEER
 DATE: 9/28/08
 R. JACOB HIKMAT
 PRINTED NAME OF ENGINEER

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

HOWARD SOIL CONSERVATION DISTRICT

APPROVED: DEPARTMENT OF PLANNING AND ZONING

[Signature] 9/29/08
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
[Signature] 9/29/08
 CHIEF, DIVISION OF LAND DEVELOPMENT
[Signature] 9/29/08
 DIRECTOR



Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
 License No. 28559 Expiration Date: 7-22-11



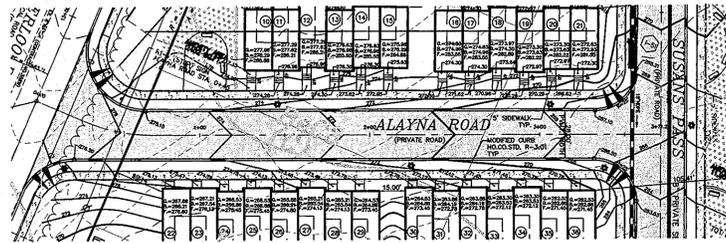
FOR REVISIONS: 1,2
 BY BENCHMARK ENGINEERING, INC.

project	04081	date	SBP 2008
illustration	MMM	engineering	MMM
scale	1"=100'	approval	MMM

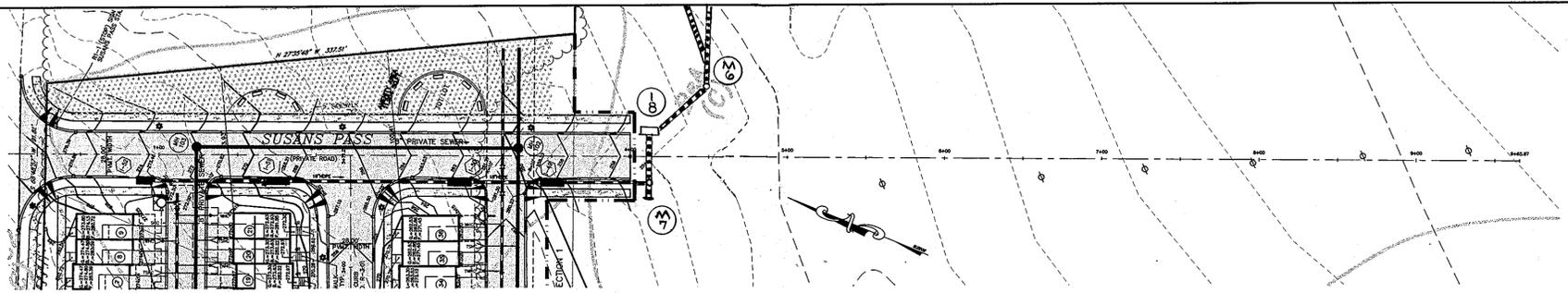
no.	1	description	ADD LOT LINES, REVISE TILE BLACK, AND OWNERS	DATE	9-30-11
no.	2	description	REVISE STORMDRAIN FROM DS-1 TO M-1	DATE	9-30-11

HOWARD SQUARE
 PHASE 1, SECTION 1, LOTS 1-43, OPEN SPACE LOT 44 AND PARCEL 'A'
 TAX MAP 43 PARCEL G-57
 FIRST ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 OVERALL SCHEMATIC AND SOILS MAP

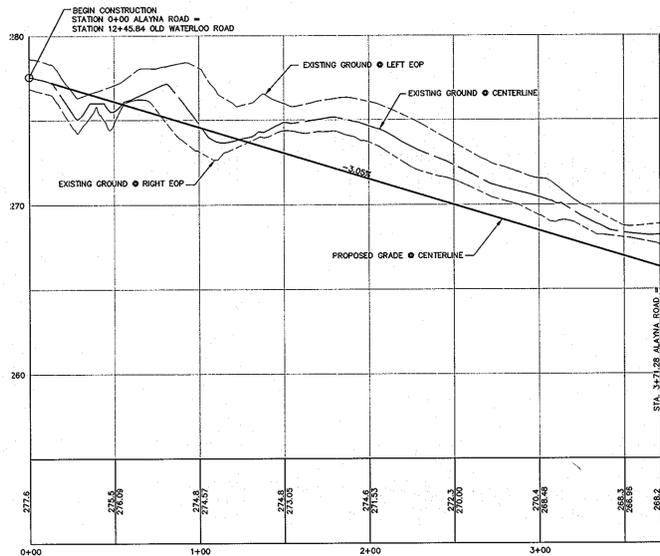
MILDENBERG & ASSOC., INC.
 Engineers Planners Surveyors
 5072 Dorsy Hill Drive, Suite 202, Ellicott City, Maryland 21042
 (410) 997-0298 Fax



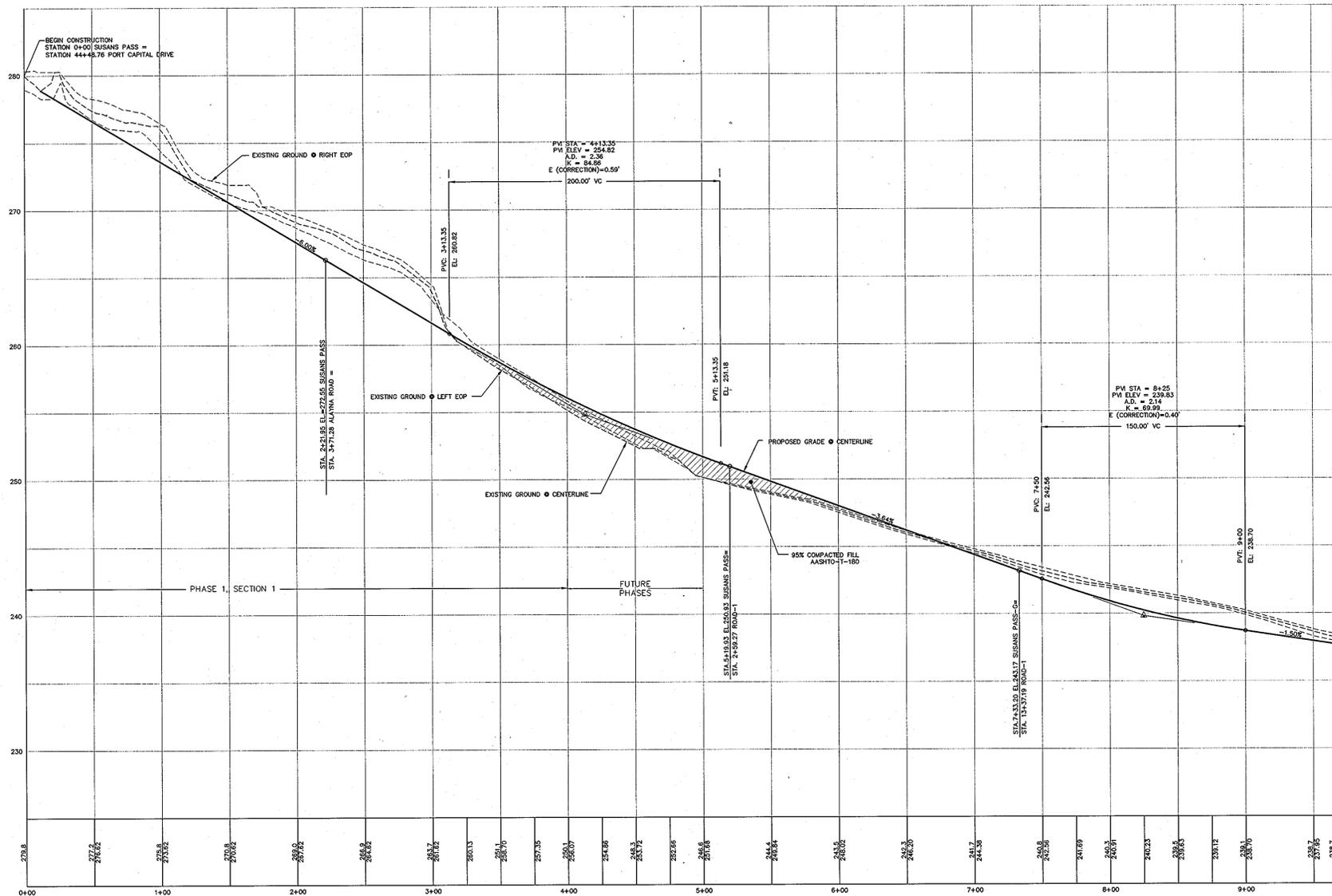
ALAYNA ROAD PLAN
SCALE: 1"=50'



SUSANS PASS PLAN
SCALE: 1"=50'



ALAYNA ROAD PROFILE
SCALE: HOR. 1"=50'
VER. 1"=5'



SUSANS PASS PROFILE
SCALE: HOR. 1"=50'
VER. 1"=5'

DEVELOPER/OWNER

ATAPCO HOWARD SQUARE I BUSINESS TRUST
105 BALTIMORE STREET, STE. 1100
BALTIMORE, MARYLAND 21202
410-541-9169

DEVELOPERS CERTIFICATE

I CERTIFY THAT ALL DEVELOPMENT AND 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 PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE NATURAL RESOURCE CONSERVATION SERVICE.

Signature of Developer: *[Signature]* DATE: 7/28/08
PRINTED NAME OF DEVELOPER: **Mark Cox**

ENGINEER'S CERTIFICATE

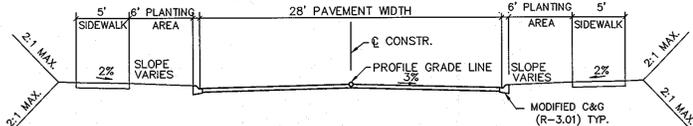
I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATURAL RESOURCE CONSERVATION SERVICE.

Signature of Engineer: *[Signature]* DATE: 7/28/08
PRINTED NAME OF ENGINEER: **R. JACOB HIKMAT**

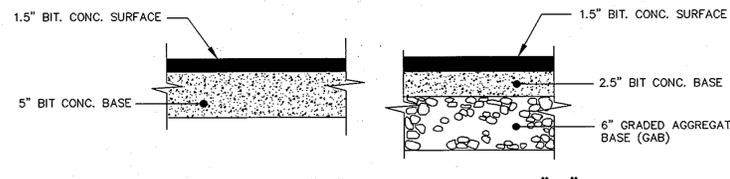


THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Chief, Development Engineering Division: *[Signature]* DATE: 9/26/08
Chief, Division of Land Development: *[Signature]* DATE: 10/1/08
Director: *[Signature]*



TYPICAL PRIVATE ROAD SECTION
ALAYNA ROAD AND SUSANS PASS
N.T.S.



ALTERNATE "A" ALTERNATE "B"
PAVING SECTION P-2
N.T.S.



Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
License No. **28569**, Expiration Date: **7-22-11**

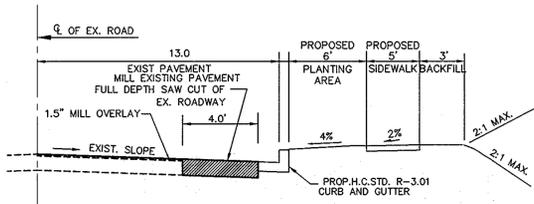
FOR REVISIONS: 1, 2
BY BENCHMARK ENGINEERING INC.

project	04081	date	SBP, 2008
illustration	MM	engineering	MM
scale	1"=50'	approval	MM

no.	1	description	REVISE TITLE BLOCK AND OWNERS	BY	MM	date	1-6-11
no.	2	description	REVISE STORMWATER M.I.E.B. #46	BY	MM	date	1-6-11

HOWARD SQUARE
PHASE 1, SECTION 1 LOTS 1-13, OPEN SPACE LOT 44 AND PARCEL 'A'
TAX MAP 43 PARCEL 657
FIRST ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
ROAD PROFILES

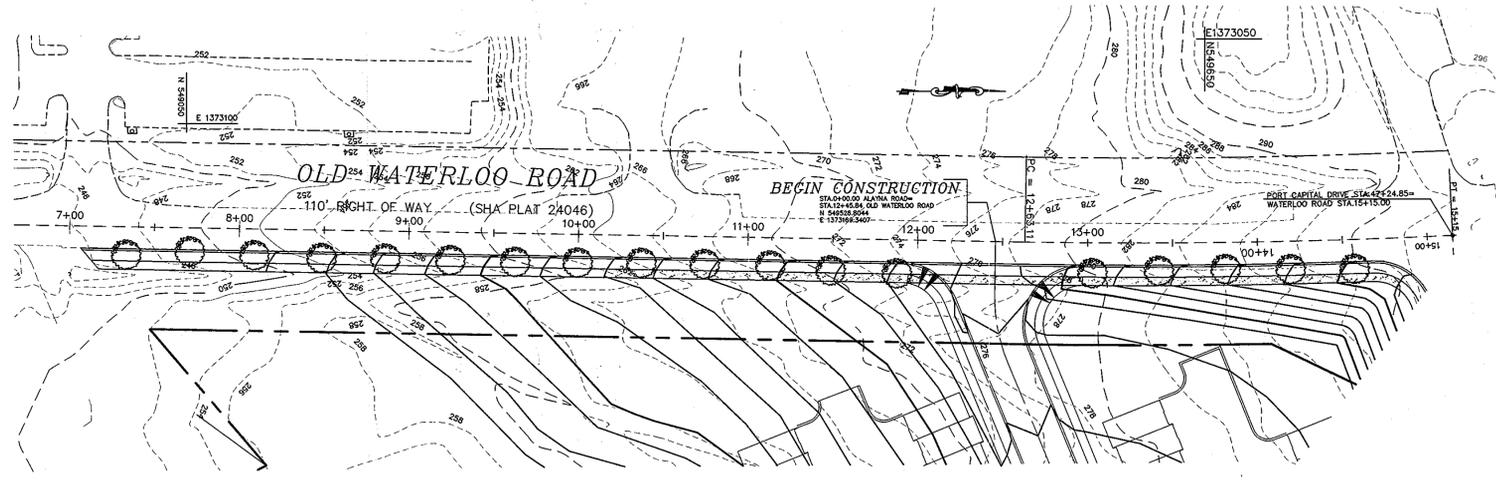
MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 987-0298 Fax



TYPICAL SECTION - OLD WATERLOO ROAD

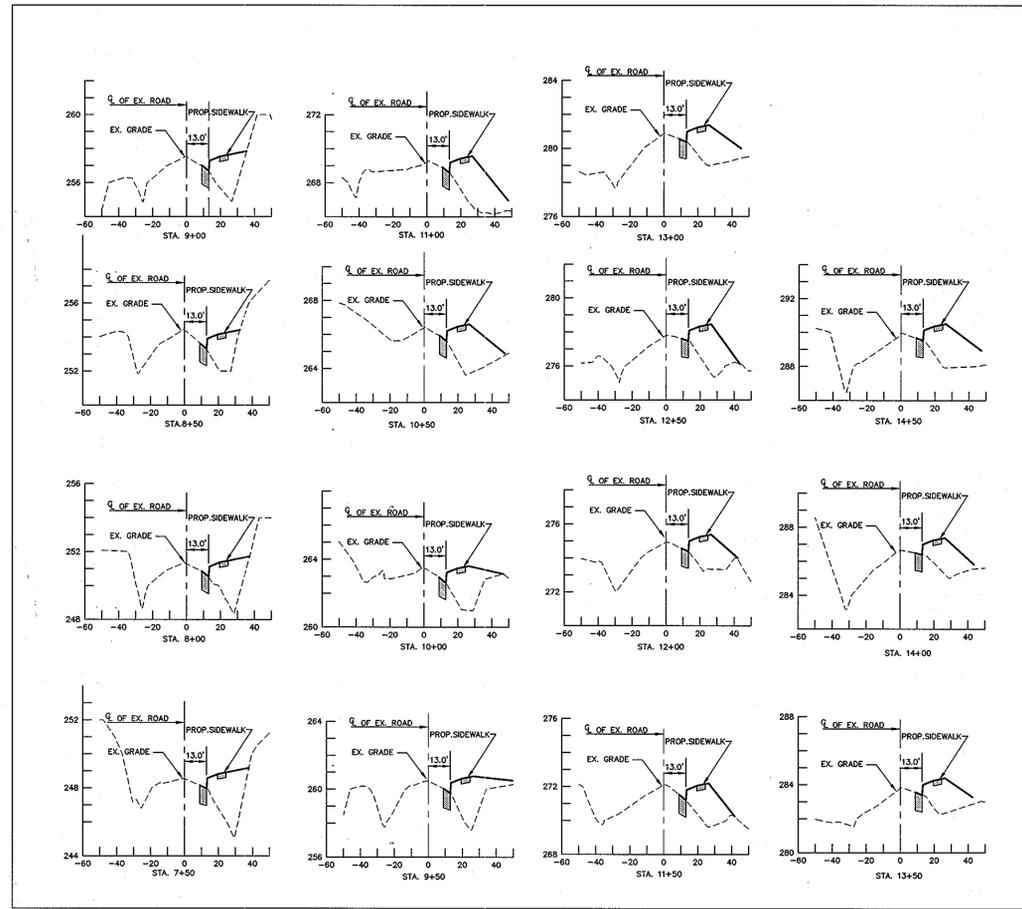
STA. 7+00 TO STA. 15+00

N.T.S.
FOR DETAILS NOT SHOWN SEE HO.CO. STD. R1-08
WIDENING STRIPS ALONG EXISTING ROADWAYS.



PLAN VIEW

SCALE: 1"=50'



**OLD WATERLOO ROAD IMPROVEMENTS
CROSS-SECTIONS**

SCALE: HOR. 1"=50'
VER. 1"=5'

DEVELOPER/OWNER

ATAPCO HOWARD SQUARE I BUSINESS TRUST
106 BALTIMORE STREET STE 1600
BALTIMORE, MARYLAND 21202
410-541-1184

DEVELOPERS CERTIFICATE

I CERTIFY THAT ALL DEVELOPMENT AND 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 NATURAL RESOURCE CONSERVATION SERVICE.

Signature of Developer: *Mark Levy* DATE: 9/28/08
MARK LEVY
PRINTED NAME OF DEVELOPER

ENGINEER'S CERTIFICATE

I 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 NATURAL RESOURCE CONSERVATION SERVICE.

Signature of Engineer: *R. Jacob Himmat* DATE: 9/28/08
R. JACOB HIMMAT
PRINTED NAME OF ENGINEER



THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT
HOWARD SOIL CONSERVATION DISTRICT DATE: 9/28/08

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Signature: *Michael...* DATE: 9/28/08
CHIEF, DEVELOPMENT ENGINEERING DIVISION
Signature: *...* DATE: 9/28/08
CHIEF, DIVISION OF LAND DEVELOPMENT
Signature: *...* DATE: 9/28/08
DIRECTOR



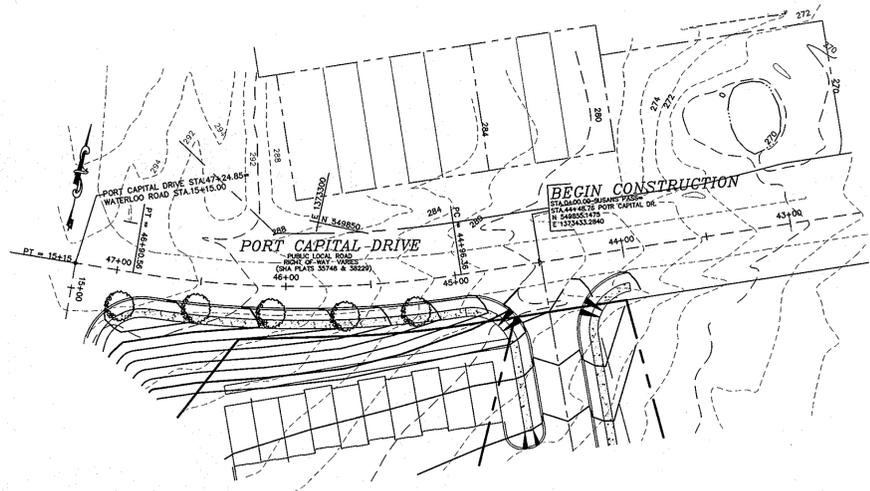
FOR REVISIONS: 1
BY BENCHMARK ENGINEERING, INC.

Project	04081	date	SEP-2008
Illustration	MMM	engineering	MMM
Scale	1"=50'	approval	RJH

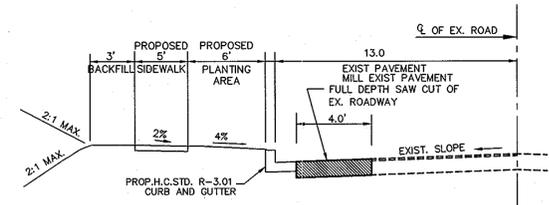
REVISE TITLE BLOCK AND APP. OWNERS	no.	description	revisions
BEL	1-6-11	date	
BY			

HOWARD SQUARE
PHASE 1, SECTION 1, LOTS 1-13, OPEN SPACE LOT 44 AND PARCEL X
TAX MAP 43 PARCEL G-51
FIRST ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
OLD WATERLOO ROAD IMPROVEMENTS

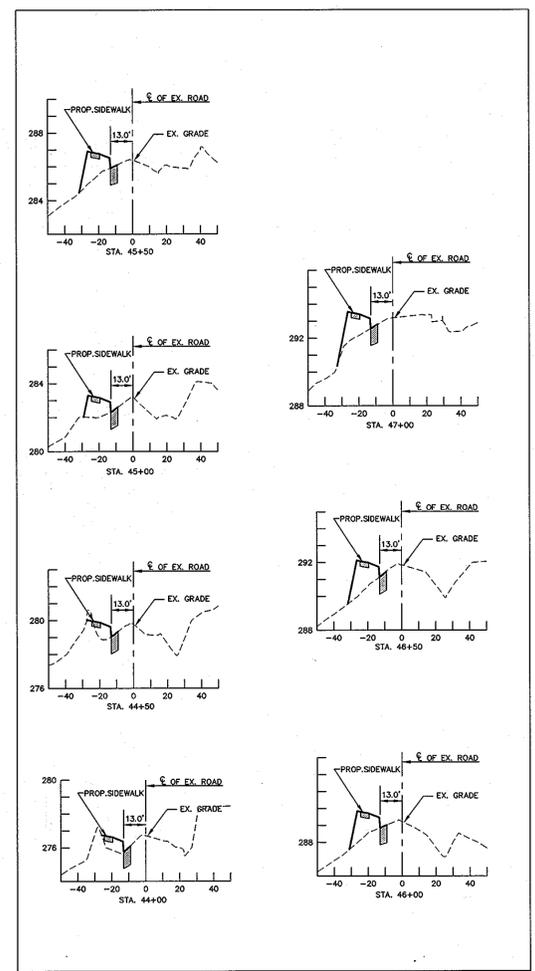
MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dimeson Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 987-0286 Fax



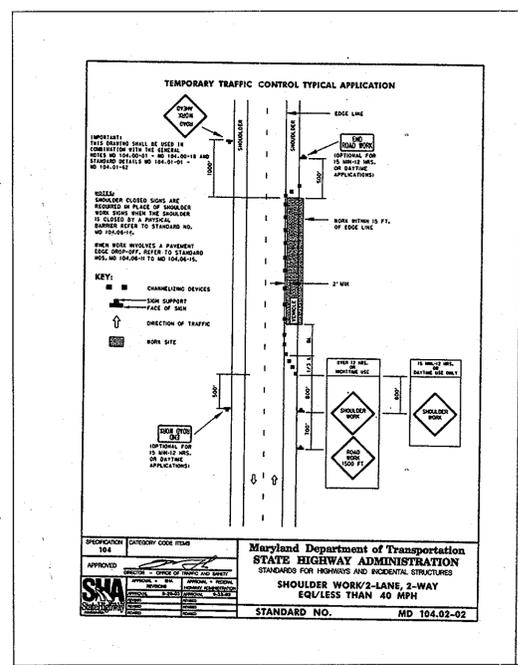
PLAN VIEW
SCALE: 1"=50'



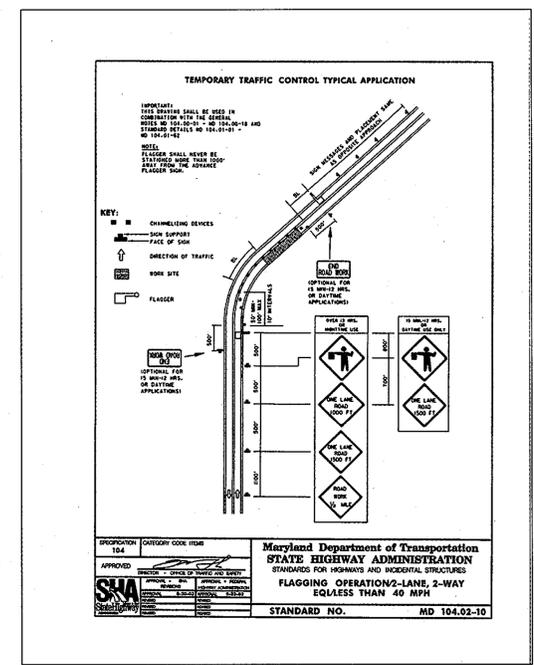
TYP. SECTION PORT CAPITAL DR.
STA. 32+00 TO STA.47.00
N.T.S.
FOR DETAILS NOT SHOWN SEE HO.CO. STD. R1-08
WIDENING STRIPS ALONG EXISTING ROADWAYS.



OLD WATERLOO ROAD IMPROVEMENTS
CROSS-SECTIONS
SCALE: HOR. 1"=50'
VER. 1"=5'



MAINTENANCE OF TRAFFIC DETAILS



FOR REVISIONS: 1
BY BENCHMARK ENGINEERING INC.



DEVELOPER/OWNER
ATAFCO HOWARD SQUARE BUSINESS TRUST
105 BALTIMORE STREET, 5TH FLOOR
BALTIMORE, MARYLAND 21202
410-341-7769

DEVELOPER'S CERTIFICATE
I CERTIFY THAT ALL DEVELOPMENT AND 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 NATURAL RESOURCE CONSERVATION SERVICE.

DATE: 9/28/08

ENGINEER'S CERTIFICATE
I 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 NATURAL RESOURCE CONSERVATION SERVICE.

DATE: 9/28/08

R. JACOB HIKMAT
PRINTED NAME OF ENGINEER

APPROVED: DEPARTMENT OF PLANNING AND ZONING
DATE: 9/29/08
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 9/29/08
CHIEF, DIVISION OF LAND DEVELOPMENT
DATE: 10/1/08
DIRECTOR



project	04081
illustration	MMM
date	SEP-2008
engineering	MMM
scale	1"=50'
approval	MMM
revision	RH

no.	1	description	REVISE TITLE BLOCK AND DRAWER	date	1-6-11
no.	1	description	BY	date	1-6-11

HOWARD SQUARE
PHASE 1, SECTION 1 LOTS 1-43, OPEN SPACE LOT 44 AND PARCEL A
TAX MAP 43 PARCEL G-57
FIRST ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
PORT CAPITAL DRIVE ROAD IMPROVEMENTS

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, State 202, Ellicott City, Maryland 21042
(410) 987-0266 Fax

HOWARD SOIL CONSERVATION DISTRICT

PERMANENT SEEDING NOTES

APPLY TO GRADED OR CLEARED AREAS NOT SUBJECT TO IMMEDIATE FURTHER DISTURBANCE WHERE A PERMANENT LONG-LEIVED VEGETATIVE COVER IS NEEDED. SEEDBED PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISKING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING, IF NOT PREVIOUSLY LOOSENED.

TEMPORARY SEEDING NOTES

APPLY TO GRADED OR CLEARED AREAS LIKELY TO BE REDISTURBED WHERE A SHORT-TERM VEGETATIVE COVER IS NEEDED. SEEDBED PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISKING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING, FOR NOT PREVIOUSLY LOOSENED.

STANDARD SEDIMENT CONTROL NOTES

- 1) A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION. (313-1855).

- 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.

STANDARD AND SPECIFICATIONS FOR TOPSOIL

DEFINITION: PLACEMENT OF TOPSOIL OVER A PREPARED SUBSOIL PRIOR TO ESTABLISHMENT OF PERMANENT VEGETATION. PURPOSE: TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH. SOILS OF CONCERN HAVE LOW MOISTURE CONTENT, LOW NUTRIENT LEVELS, LOW PH, MATERIALS TOXIC TO PLANTS, AND/OR UNACCEPTABLE SOIL GRADATION.

CONSTRUCTION AND MATERIAL SPECIFICATIONS

- 1) TOPSOIL SALVAGED FROM THE EXISTING SITE MAY BE USED PROVIDED THAT IT MEETS THE STANDARDS AS SET FORTH IN THIS SPECIFICATION. TYPICALLY, THE DEPTH OF TOPSOIL TO BE SALVAGED FOR A GIVEN SOIL TYPE CAN BE FOUND IN THE REPRESENTATIVE SOIL PROFILE SECTION IN THE SOIL SURVEY PUBLISHED BY USDA-SCS IN COOPERATION WITH MARYLAND AGRICULTURAL EXPERIMENTAL STATION.

TOPSOIL SPECIFICATIONS - SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING:

- 1) TOPSOIL SHALL BE A LOAM, SANDY LOAM, CLAY LOAM, SILT LOAM, SANDY CLAY LOAM, LOAMY SAND. OTHER SOILS MAY BE USED IF RECOMMENDED BY A QUALIFIED AGRONOMIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY.

TOPSOIL APPLICATION

- 1) WHEN TOPSOILING, MAINTAIN NEEDED EROSION AND SEDIMENT CONTROL PRACTICES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, EARTH DIKES, SLOPE SILT FENCE AND SEDIMENT TRAPS AND BASINS.

ALTERNATIVE FOR PERMANENT SEEDING - INSTEAD OF APPLYING THE FULL AMOUNTS OF LIME AND COMMERCIAL FERTILIZER, COMPOSTED SLUDGE AND AMENDMENTS MAY BE APPLIED AS SPECIFIED BELOW:

- 1) COMPOSTED SLUDGE MATERIAL FOR USE AS A SOIL CONDITIONER FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES SHALL BE TESTED TO PRESCRIBE AMENDMENTS AND FOR SITES HAVING AREAS UNDER 5 ACRES SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:

TEMPORARY DUST CONTROL MEASURES

- 1) MULCHES - SEE STANDARDS FOR VEGETATIVE STABILIZATION WITH MULCHES ONLY. MULCH SHOULD BE CRIMPED OR TACKED TO PREVENT BLOWING.

SEQUENCE OF CONSTRUCTION

- 1) OBTAIN GRADING PERMIT. (1 DAY)

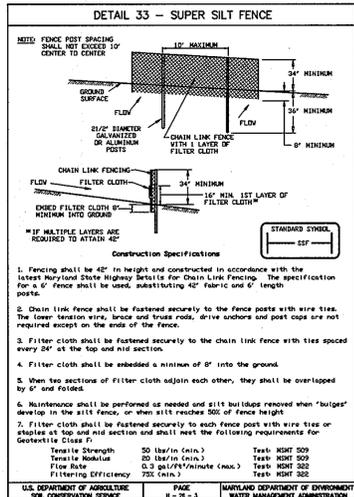
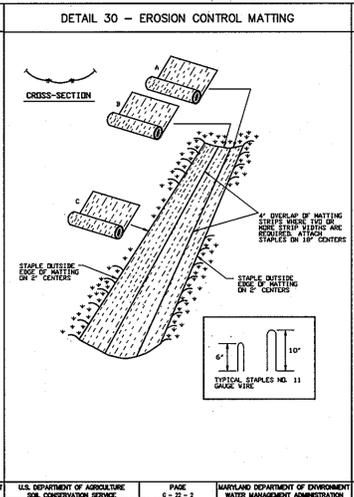
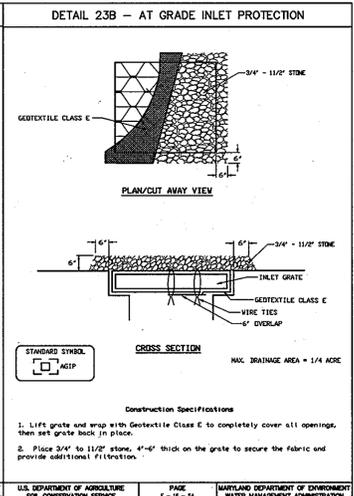
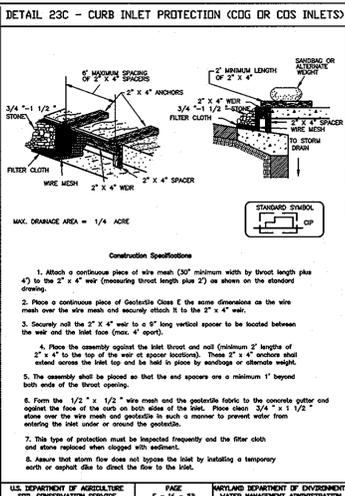
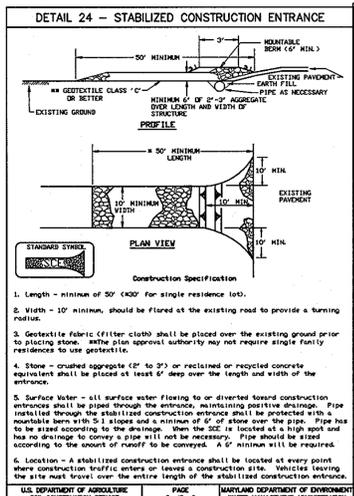


Table with columns: Design Criteria, Slope, Slope Steepness, Slope Length (Feet), Silt Fence Length (Feet). Rows include slope ranges from 0-10% to 50%+.



Construction Specifications: 1. Key-in the matting by placing the top edge of the matting in a narrow trench, 2' in depth. 2. Before stapling the overlap edges of the matting, make sure the matting is smooth and in firm contact with the soil.



APPROVED: DEPARTMENT OF PLANNING AND ZONING. Chief, Development Engineering Division. Date: 9/29/08.

DEVELOPER: ATAFCO HOWARD SQUARE BUSINESS TRUST. 410-347-7181.

DEVELOPER'S CERTIFICATE: I CERTIFY THAT ALL DEVELOPMENT AND 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 ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT.



ENGINEER'S CERTIFICATE: I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATURAL RESOURCE CONSERVATION SERVICE.

Signature of Engineer: John R. Kolton. Date: 9/29/08.

NOTE: SEDIMENT CONTROL MEASURES UNDER GP-08-24 WILL BE UTILIZED. MEASURES UNDER THIS PLAN ARE IN ADDITION. 10. CONSTRUCT REMAINING STORMDRAIN TO CONNECT TO SWAMP #1 AND PROVIDE INLET PROTECTION TO ALL INLETS. (10 DAYS)

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland. License No. 28569, Expiration Date: 7-22-11.

FOR REVISIONS: 1,2 BY BENCHMARK ENGINEERING INC.

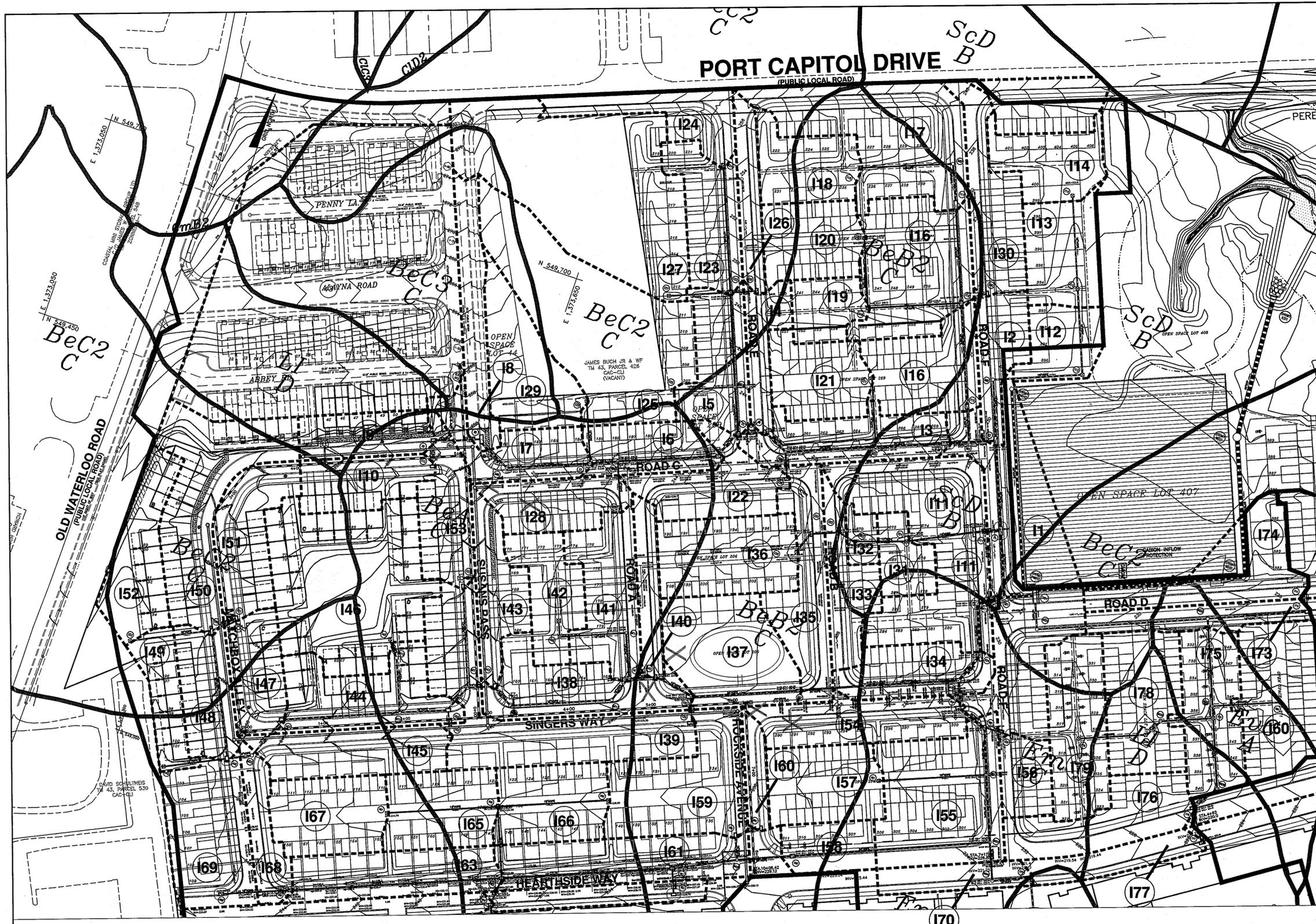


Project Information Table: Date (SEP 2008), Engineering (engineering), Illustration (MM), Scale (MM), Approval (AS SHOWN RJH).

Revision Table: 1. REVISE SOC. BLOCK AND ADD OWNER. 2. REVISE TITLE BLOCK AND ADD OWNER.

HOWARD SQUARE PHASE 1, SECTION 1, LOTS 1-43, OPEN SPACE 44 AND PARCEL 'A'. TAX MAP 43 PARCEL 657. FIRST ELECTION DISTRICT. HOWARD COUNTY, MARYLAND. EROSION & SEDIMENT CONTROL NOTES AND DETAILS.

MILDENBERG, BOENDER & ASSOC., INC. Engineers Planners Surveyors. 5072 Dorsy Hall Drive, Suite 202, Ellicott City, Maryland 21042. (410) 997-0298 Fax.



AREA AND "C" FACTOR TABULATION

INLET #	ZONING (Z)	AREA (A)	"C" FACTOR (C)<25	% IMPERVIOUS (P)<25
I-1	CAC-CL1	0.85	0.52	56.6
I-2	CAC-CL1	0.20	0.64	86.0
I-3	CAC-CL1	0.31	0.62	84.2
I-4	CAC-CL1	0.15	0.72	90.7
I-5	CAC-CL1	0.27	0.55	79.3
I-6	CAC-CL1	0.21	0.58	81.7
I-7	CAC-CL1	0.24	0.68	88.3
I-8	CAC-CL1	0.24	0.82	97.1
I-9	CAC-CL1	0.20	0.61	82.5
I-10	CAC-CL1	0.22	0.57	80.9
I-11	CAC-CL1	0.66	0.51	77.7
I-12	CAC-CL1	0.18	0.30	65.0
I-13	CAC-CL1	0.27	0.30	65.0
I-14	CAC-CL1	0.24	0.30	65.0
I-15	CAC-CL1	0.32	0.48	73.8
I-16	CAC-CL1	0.49	0.42	70.7
I-17	CAC-CL1	0.60	0.55	79.6
I-18	CAC-CL1	0.24	0.33	65.0
I-19	CAC-CL1	0.15	0.33	65.0
I-20	CAC-CL1	0.26	0.33	65.0
I-21	CAC-CL1	0.28	0.33	65.0
I-22	CAC-CL1	0.28	0.61	83.8
I-23	CAC-CL1	0.27	0.53	78.0
I-24	CAC-CL1	0.23	0.74	92.4
I-25	CAC-CL1	0.86	0.33	65.0
I-26	CAC-CL1	0.14	0.86	100.0
I-27	CAC-CL1	1.03	0.33	65.0
I-28	CAC-CL1	0.23	0.61	83.3
I-29	CAC-CL1	0.34	0.33	65.0
I-30	CAC-CL1	0.30	0.62	84.8
I-31	CAC-CL1	0.13	0.31	65.0
I-32	CAC-CL1	0.06	0.30	65.0
I-33	CAC-CL1	0.20	0.67	87.8
I-34	CAC-CL1	0.25	0.61	83.2
I-35	CAC-CL1	0.33	0.64	85.2
I-36	CAC-CL1	0.36	0.33	65.0
I-37	CAC-CL1	0.44	0.43	71.4
I-38	CAC-CL1	0.35	0.62	84
I-39	CAC-CL1	0.62	0.59	81.9
I-40	CAC-CL1	0.13	0.86	100
I-41	CAC-CL1	0.32	0.55	79.2
I-42	CAC-CL1	0.23	0.33	65
I-43	CAC-CL1	0.23	0.65	86.3
I-44	CAC-CL1	0.39	0.54	78.6
I-45	CAC-CL1	0.30	0.60	82.5
I-46	CAC-CL1	0.80	0.33	65
I-47	CAC-CL1	0.21	0.61	83.3
I-48	CAC-CL1	0.23	0.55	77.4
I-49	CAC-CL1	0.17	0.33	65
I-50	CAC-CL1	0.52	0.51	76.4
I-51	CAC-CL1	0.29	0.60	83.1
I-52	CAC-CL1	0.29	0.33	65
I-53	CAC-CL1	0.24	0.62	84.0
I-54	CAC-CL1	0.31	0.59	81.9
I-55	CAC-CL1	0.55	0.53	78.4
I-56	CAC-CL1	0.14	0.56	80.0
I-57	CAC-CL1	0.30	0.33	65.0
I-58	CAC-CL1	0.15	0.61	83.7
I-59	CAC-CL1	0.45	0.47	74.3
I-60	CAC-CL1	0.08	0.86	100.0
I-61	CAC-CL1	0.39	0.60	82.9
I-62	CAC-CL1	0.15	0.86	100.0
I-63	CAC-CL1	0.33	0.59	82.0
I-64	CAC-CL1	0.23	0.86	100.0
I-65	CAC-CL1	0.29	0.33	65.0
I-66	CAC-CL1	0.29	0.33	65.0
I-67	CAC-CL1	0.29	0.33	65.0
I-68	CAC-CL1	0.15	0.75	93.0
I-69	CAC-CL1	0.40	0.54	79.0
I-70	CAC-CL1	0.14	0.86	100.0
I-71	CAC-CL1	1.36	0.72	85.0
I-72	CAC-CL1	2.19	0.72	85.0
I-73	CAC-CL1	0.18	0.86	100.0
I-74	CAC-CL1	0.36	0.58	81.5
I-75	CAC-CL1	0.33	0.30	65.0
I-76	CAC-CL1	0.32	0.66	85.8
I-77	CAC-CL1	0.15	0.86	100.0
I-78	CAC-CL1	0.37	0.34	65.0
I-79	CAC-CL1	0.35	0.33	65.0
I-80	CAC-CL1	0.40	0.31	65.0

PLEASE NOTE THAT THIS REVISION SUPERCEDES THE PREVIOUS REPLACEMENT SHEET DATED MAY, 2011

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 6/28/11
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

[Signature] 6/28/11
 CHIEF, DIVISION OF LAND DEVELOPMENT

[Signature] 6/28/11
 DIRECTOR

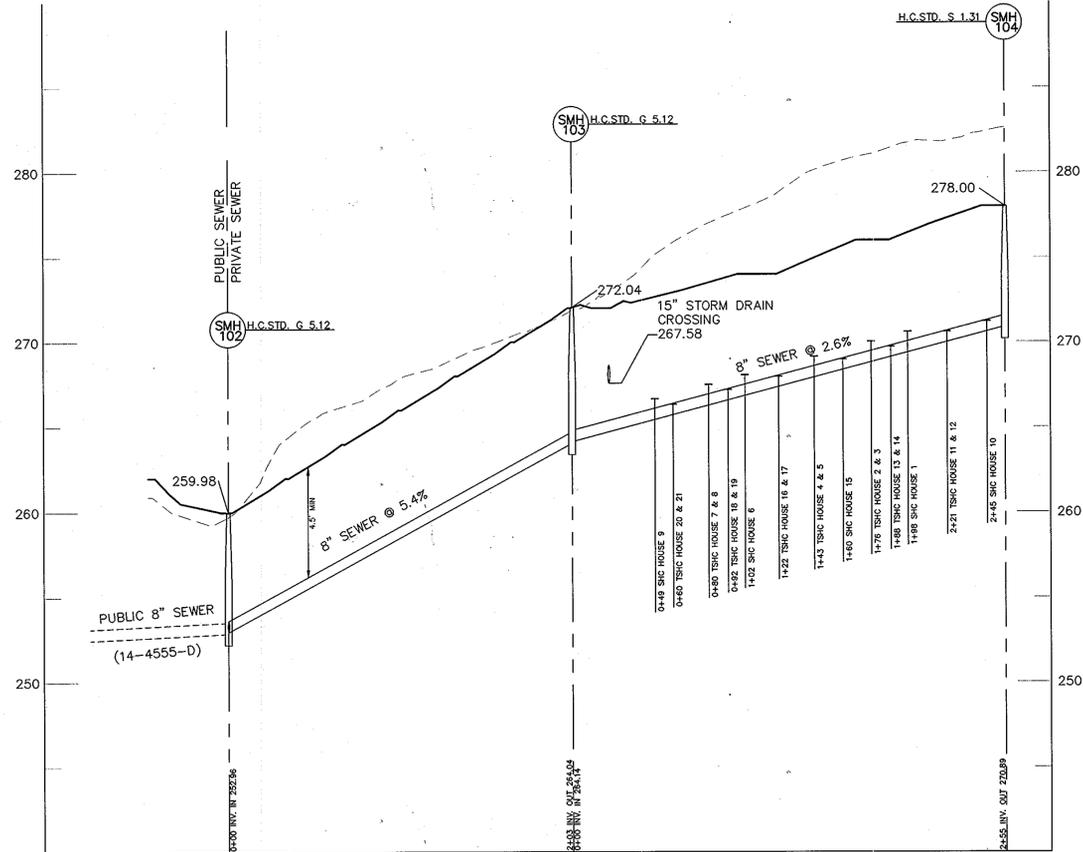
SOILS CHART

SYMBOL	HYDRIC	HYDROLOGIC GROUP	NAME
BeA	YES	C	BELTSVILLE SILT LOAM, 0 TO 1 PERCENT SLOPES
BeB2	YES	C	BELTSVILLE SILT LOAM, 1 TO 5 PERCENT SLOPES, MODERATELY ERODED
BeC2	YES	C	BELTSVILLE SILT LOAM, 5 TO 10 PERCENT SLOPES, MODERATELY ERODED
BeC3	YES	C	BELTSVILLE SILT LOAM, 5 TO 10 PERCENT SLOPES, SEVERELY ERODED
CmB2		B	CHILLUM SILT LOAM, 1 TO 5 PERCENT SLOPES, MODERATELY ERODED
Em	YES	D	ELKTON SILT LOAM
EVC		A	EVESBORO LOAMY SAND, 5 TO 15 PERCENT SLOPES
LI	YES	D	LEONARDTOWN SILT LOAM
ScD		C	SANDY AND CLAYEY LAND, MODERATELY ERODED

<p>NO. DATE REVISION</p> <p style="text-align: center;">BENCHMARK ENGINEERS & LAND SURVEYORS & PLANNERS ENGINEERING, INC. 8480 BALTIMORE NATIONAL PIKE & SUITE 418 & ELLIOTT CITY, MARYLAND 21043 (P) 410-465-6105 (F) 410-465-6644 80 THOMAS JOHNSON DRIVE & FREDERICK, MARYLAND 21702 (P) 301-371-3555 (F) 301-371-3508 WWW.BE-CIVILENGINEERING.COM</p>	<p>Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 28869-Expiration Date: 7-22-2011.</p> <p style="text-align: center;">STATE OF MARYLAND PROFESSIONAL ENGINEER 6/8/2011</p>
<p>DEVELOPER/OWNER:</p> <p>ATAPCO HOWARD SQUARE II STATUTORY TRUST 10 E. Baltimore St. Suite 1600 Baltimore, MD 21202 (410) 347-7189</p>	<p style="text-align: center;">HOWARD SQUARE PHASE 1, SECTION 1 LOTS 1-43, OPEN SPACE LOT 44 AND PARCEL 'A'</p> <p>TAX MAP: 43 GRID 3 & 9 - PARCEL: A-2 ZONED: CAC-CL1 ELECTION DISTRICT NO. 1 - HOWARD COUNTY, MARYLAND</p> <p style="text-align: center;">REVISED SITE DEVELOPMENT PLAN SOIL AND STORM DRAINAGE AREA MAP AND STORM DRAIN STRUCTURE SCHEDULE</p> <p>DATE: MAY, 2011 REVISED: JUNE, 2011</p> <p>BEI PROJECT NO. 2337 SHEET 10 OF 14</p>
<p>DRAFT: MCR/BFC</p>	<p>CHECK: CAM/BFC</p> <p>SCALE: AS SHOWN</p>

APPURTENANCE QUANTITY TABLE				
ITEMS	QUANTITIES ESTIMATED	QUANTITIES	TYPE	MANUFACTURER/SUPPLIER
8" SEWER MAIN	458 L.F.			
# 4" SEWER HOUSE CONNECTIONS	5 EACH			
#4" TWIN SEWER HOUSE CONNECTIONS	8 EACH			
4" SEWER HOUSE CONNECTION	200 L.F.			
# SEWER MANHOLES	2 EACH			
NAME OF UTILITY CONTRACTOR:				
SURVEY AND DRAFTING DIVISION AS-BUILT DATE				

SEWER MANHOLE LOCATION CHART		
MANHOLE	LOCATION	
103	N 549741	E 1373484
104	N 549646	E 1373248



SHC CHART					
LOT	EL @ C/O	MGE	SLOPE	GARAGE EL	
1	270.80	275.8	5%	277.82	
2	270.04	275.24	5%	277.15	
3	270.04	275.24	5%	277.15	
4	269.14	274.34	5%	276.48	
5	269.14	274.34	5%	275.80	
6	268.06	273.26	5%	278.14	
7	267.50	272.70	5%	274.47	
8	267.50	272.70	5%	274.47	
9	266.66	271.86	5%	273.80	
10	271.24	276.54	5%	277.96	
11	270.62	275.92	5%	277.29	
12	270.62	275.92	5%	277.29	
13	269.74	275.04	5%	276.63	
14	269.74	275.04	5%	276.63	
15	268.99	274.29	5%	275.96	
16	267.99	273.29	5%	274.63	
17	267.99	273.29	5%	274.63	
18	267.20	272.50	5%	273.97	
19	267.20	272.50	5%	273.30	
20	266.34	271.64	5%	273.30	
21	265.40	270.70	5%	272.63	
22	252.57	257.77	5%	267.88	
23	252.75	257.95	5%	267.21	
24	252.75	257.95	5%	266.53	
25	252.90	258.10	5%	266.53	
26	252.90	258.10	5%	265.88	
27	253.07	258.27	5%	265.21	
28	253.07	258.27	5%	265.21	
29	253.21	258.41	5%	264.53	
30	253.34	258.54	5%	264.53	
31	253.45	258.65	5%	263.86	
32	253.45	258.65	5%	263.86	
33	253.61	258.81	5%	263.30	
34	253.61	258.81	5%	263.30	
35	253.77	258.97	5%	262.53	
36	253.77	258.97	5%	262.53	
37	251.93	257.13	5%	267.67	
38	252.05	257.25	5%	267.67	
39	252.05	257.25	5%	267.00	
40	252.21	257.51	5%	267.00	
41	252.21	257.51	5%	267.00	
42	252.37	257.67	5%	266.33	
43	252.37	257.67	5%	265.86	

DEVELOPER
 ATARCO HOWARD SQUARE BUSINESS TRUST
 102 BALTIMORE STREET, STE. 1600
 BALTIMORE, MARYLAND 21202
 410-347-7189



APPROVED: DEPARTMENT OF PLANNING AND ZONING
 [Signature] DATE: 9/28/08
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 [Signature] DATE: 9/29/08
 CHIEF, DIVISION OF LAND DEVELOPMENT
 [Signature] DATE: 10/1/08
 DIRECTOR



FOR REVISIONS: 1
 BY BENCHMARK ENGINEERING INC.

date	SEP. 2008	approval	RJH
project	04081	scale	AS SHOWN
illustration	HSP	approval	RJH
engineering	HSP	approval	RJH

description	revisions
1 REVISE TITLE BLOCK AND OWNER	1
BY	DATE

HOWARD SQUARE
 PHASE 1, SECTION 1, LOTS 1-43, OPEN SPACE LOT 44 AND PARCELS
 TAX MAP 43 PARCEL 657
 FIRST ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 SEWER PROFILES

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland, 21042
 (410) 987-0296 Fax

SCHEDULE A : PERIMETER LANDSCAPED EDGE

CATEGORY	ADJACENT TO ROADWAYS			ADJACENT TO CAC		TOTAL
LANDSCAPE TYPE	C (PERIMETER 1)	C (PERIMETER 2)	NONE (PERIMETER 3)	C (PERIMETERS A-C)	C (PERIMETER 4)	
LINEAR FEET OF PERIMETER	351.25 LF	91.89 LF	230.14 LF	108 LF	336.96 LF	
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	N/A	N/A	N/A	N/A	N/A	
NUMBER OF PLANTS REQUIRED						
SHADE TREES	9 SHADE TREES	3 SHADE TREES	0 SHADE TREES	3 SHADE TREES	9 SHADE TREES	24 SHADE TREES
EVERGREEN TREES	18 EVERGREEN TREES	5 EVERGREEN TREES	0 EVERGREEN TREES	6 EVERGREEN TREES	17 EVERGREEN TREES	46 EVERGREEN TREES
SHRUBS	0 SHRUBS	0 SHRUBS	0 SHRUBS	0 SHRUBS	0 SHRUBS	0 SHRUBS
NUMBER OF PLANTS PROVIDED						
SHADE TREES	9 SHADE TREES	3 SHADE TREES	0 SHADE TREE	3 SHADE TREE	9 SHADE TREES	24 SHADE TREES
EVERGREEN TREES	18 EVERGREEN TREES	5 EVERGREEN TREES	0 EVERGREEN TREES	6 EVERGREEN TREES	17 EVERGREEN TREES	46 EVERGREEN TREES
OTHER TREES (2:1 SUBSTITUTION)	0 SUBSTITUTION TREES					
SHRUBS (10:1 SUBSTITUTION)	0 SHRUBS					

PLANTING SCHEDULE

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
24		ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	2 1/2" - 3" CAL.
43		QUERCUS RUBRA	RED OAK	2 1/2" - 3" CAL.
46		PINUS STROBUS	WHITE PINE	6' - 8' HT.
33		PYRUS CALLERYANA 'REDSPIRE'	REDSPIRE PEAR	2 1/2" - 3" CAL.
23		PRUNUS X 'SNOW GOOSE'	SNOW GOOSE CHERRY	2 1/2" - 3" CAL.

TOTAL
169 TREES (67 SHADE TREES, 56 STREET TREES, 46 EVERGREENS)
NOTE: ALTERNATIVE, APPROVED PLANTING MATERIALS MAY BE USED.

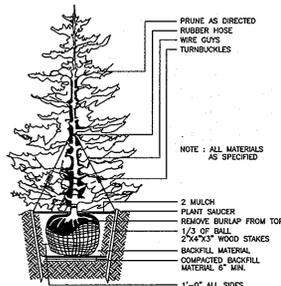
SCHEDULE C : RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING

NUMBER OF DWELLING UNITS	43
NUMBER OF TREES REQUIRED (1:1 DU SFA)	43
NUMBER OF TREES PROVIDED (SHADE TREES)	43

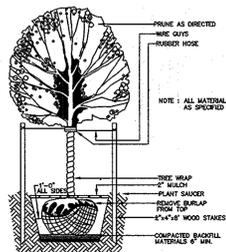
STREET TREE CALCULATIONS

SUSANS PASS - 673 / 40 = 17 STREET TREES
ALAYNA ROAD - 640 / 40 = 16 STREET TREES
OLD WATERLOO ROAD - 700 / 40 = 18 STREET TREES
PORT CAPITAL DRIVE - 210 / 40 = 5 STREET TREES
TOTAL TREES REQUIRED = 56 STREET TREES
TOTAL TREES PROVIDED = 56 STREET TREES

- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE DPW DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$36,900 FOR 100 SHADE TREES AND 46 EVERGREEN TREES.



TYPICAL EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE



TYPICAL DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

DEVELOPER/OWNER

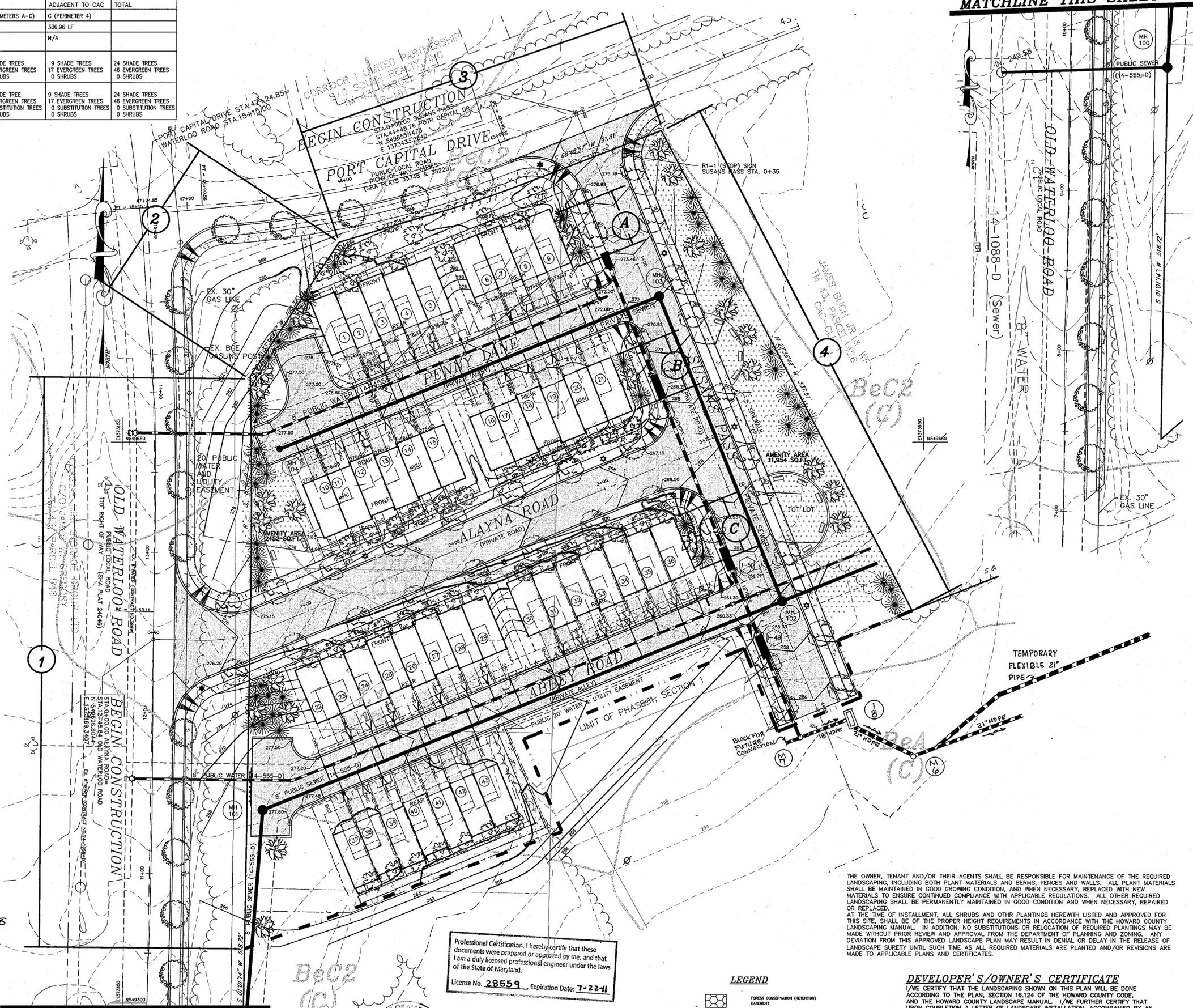
ATAPCO HOWARD SQUARE 1 BUSINESS TRUST
126 BALTIMORE STREET, SUITE 1000
BALTIMORE, MARYLAND 21202
410-347-7104

APPROVED: DEPARTMENT OF PLANNING AND ZONING

[Signature] 9/28/08 DATE
CHIEF, DEVELOPMENT ENGINEERING DIVISION
[Signature] 7/30/08 DATE
CHIEF, DIVISION OF LAND DEVELOPMENT
[Signature] 10/1/08 DATE
DIRECTOR



MATCHLINE THIS SHEET



Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
License No. 28559, Expiration Date: 7-22-11

FOR REVISIONS: 1,2,3
BY BENCHMARK ENGINEERING INC.

LEGEND

	FOREST CONSERVATION (DETENTION) EASEMENT
	FOREST CONSERVATION STORAGE
	DISTURBANCE BOUNDARY
	PUBLIC 100-YEAR FLOODPLAIN, DRAINAGE AND UTILITY EASEMENT
	SUPER SILT FENCE
	LIMIT OF DISTURBANCE

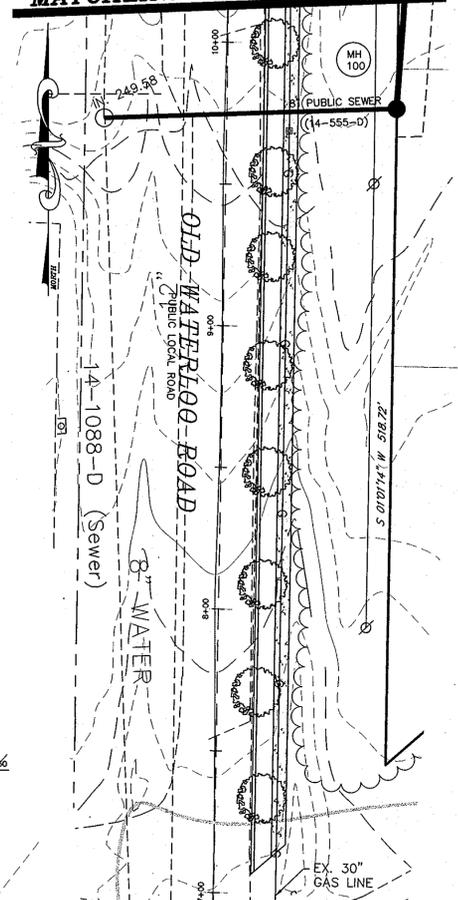
THE OWNER, TENANT AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, INCLUDING BOTH PLANT MATERIALS AND BERMS, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION AND WHEN NECESSARY, REPAIRED OR REPLACED.
AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS HEREWITH LISTED AND APPROVED FOR THIS SITE, SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATION OF REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THIS APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATES.

DEVELOPER'S/OWNER'S CERTIFICATE

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

NAME: *[Signature]* DATE: 9/28/08

MATCHLINE THIS SHEET



Project	date	description	scale	BY	date
04081	SEP 2008	Engineering	MM	MM	MM
		Illustration	MM	MM	MM
		Approval	MM	MM	MM

NO.	DESCRIPTION	DATE	BY
1	ADDITIONAL REVISIONS	9-28-08	JH
2	REVISE STAKE PLACEMENT	9-28-08	JH
3	REVISE STAKE PLACEMENT	9-28-08	JH

HOWARD SQUARE
PHASE 1, SECTION 1, LOTS 1-13, OPEN SPACE LOT 14 AND PARCEL 'A'
TAX MAP 43 PARCEL 657
FIRST ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
LANDSCAPE PLAN

MILDENBERG, BOENDER & ASSOC., INC.
Planners Surveyors
Engineers
5072 Dorsey Hill Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0288 Fax

Victorian (V71) Specification Sheet

Product Name	Victorian	SKU #	V71
Product Code	Victorian	SKU #	V71
Product Type	Light Pole	SKU #	V71

Ordering Guide	
Example: V71 A TO N D 705 E	
Product Code	V71 Victorian
Finish	White
Color	White
Material	Aluminum
Height	7'0"
Weight	13 lbs
Voltage	120V
Power	100W
Options	None

Specifications

Mounting: 3/8" x 1/2" lag bolts, low-voltage, galvanized steel aluminum plate. Carey anchors to be used. A weather-resistant sealant is included. The pole is designed to be installed in a concrete pad. The pole is designed to be installed in a concrete pad. The pole is designed to be installed in a concrete pad.

Finish: The finish is a powder-coated aluminum. The finish is a powder-coated aluminum. The finish is a powder-coated aluminum.

Material: The material is aluminum. The material is aluminum. The material is aluminum.

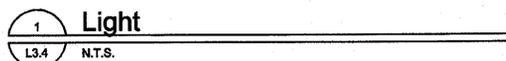
Height: The height is 7'0". The height is 7'0". The height is 7'0".

Weight: The weight is 13 lbs. The weight is 13 lbs. The weight is 13 lbs.

Voltage: The voltage is 120V. The voltage is 120V. The voltage is 120V.

Power: The power is 100W. The power is 100W. The power is 100W.

PHILIPS HADCO is a Philips group brand



Victorian (V71) Specification Sheet

Product Name	Victorian	SKU #	V71
Product Code	Victorian	SKU #	V71
Product Type	Light Pole	SKU #	V71

Ordering Guide	
Example: V71 A TO N D 705 E	
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Finish	White
Color	White
Material	Aluminum
Height	7'0"
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Voltage	120V
Power	100W
Options	None

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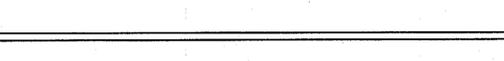
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Weight: The weight is 13 lbs. The weight is 13 lbs. The weight is 13 lbs.

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Power: The power is 100W. The power is 100W. The power is 100W.

PHILIPS HADCO is a Philips group brand



P2500 Series (P2591) Specification Sheet

Product Name	P2500 Series	SKU #	P2500
Product Code	P2500 Series	SKU #	P2500
Product Type	Light Pole	SKU #	P2500

Ordering Guide	
Example: P2501 12 A	
Product Code	P2501
Finish	White
Color	White
Material	Aluminum
Height	12'0"
Weight	13 lbs
Voltage	120V
Power	100W
Options	None

Specifications

Mounting: 3/8" x 1/2" lag bolts, low-voltage, galvanized steel aluminum plate. Carey anchors to be used. A weather-resistant sealant is included. The pole is designed to be installed in a concrete pad. The pole is designed to be installed in a concrete pad. The pole is designed to be installed in a concrete pad.

Finish: The finish is a powder-coated aluminum. The finish is a powder-coated aluminum. The finish is a powder-coated aluminum.

Material: The material is aluminum. The material is aluminum. The material is aluminum.

Height: The height is 12'0". The height is 12'0". The height is 12'0".

Weight: The weight is 13 lbs. The weight is 13 lbs. The weight is 13 lbs.

Voltage: The voltage is 120V. The voltage is 120V. The voltage is 120V.

Power: The power is 100W. The power is 100W. The power is 100W.

PHILIPS HADCO is a Philips group brand



P2500 Series (P2591) Specification Sheet

Product Name	P2500 Series	SKU #	P2500
Product Code	P2500 Series	SKU #	P2500
Product Type	Light Pole	SKU #	P2500

Ordering Guide	
Example: P2501 12 A	
Product Code	P2501
Finish	White
Color	White
Material	Aluminum
Height	12'0"
Weight	13 lbs
Voltage	120V
Power	100W
Options	None

Specifications

Mounting: 3/8" x 1/2" lag bolts, low-voltage, galvanized steel aluminum plate. Carey anchors to be used. A weather-resistant sealant is included. The pole is designed to be installed in a concrete pad. The pole is designed to be installed in a concrete pad. The pole is designed to be installed in a concrete pad.

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Power: The power is 100W. The power is 100W. The power is 100W.

PHILIPS HADCO is a Philips group brand



VICTOR STANLEY, INC.

STEEL BENCHES - MODEL NO. 2074 USA
TELL FREE (800) 368-2572 USA & CANADA
TEL (410) 825-4200 - FAX (410) 825-7259
WEB SITE: HTTP://WWW.VICTORSTANLEY.COM

AVAILABLE OPTIONS:

- POWDER COATING
- 30 STANDARD COLORS, CUSTOM COLORS INCLUDING THE RAL RANGE
- CUSTOM FINISHES & FINISHES
- CUSTOM FINISHES
- EMPOURED GLOSS FINISHES

INTEGRATED & CENTER ARMRESTS:

- IF 2" & 4" AVAILABLE WITH SPECIAL ARMRESTS
- IF AVAILABLE WITH FULL CENTER LEGS AND
- LEGRESTS
- STANDARD 4" LENGTH SEAM
- STANDARD 4" WITH FULL CENTER LEGS AND ARMRESTS

NOTES:

- DRAWINGS NOT TO SCALE, DO NOT SCALE DRAWINGS.
- ALL FABRICATED METAL COMPONENTS ARE STEEL, UNLESS OTHERWISE SPECIFIED. PREPARED, PROTECTED, AND ELECTROSTATICALLY POWDER COATED WITH LAC. TO RESIST CORROSION. PRODUCTS ARE FULLY CLEANED AND PREPARED, PREPARED AND COATED WITH LAC. TO RESIST CORROSION. PRODUCTS ARE FULLY CLEANED AND PREPARED, PREPARED AND COATED WITH LAC. TO RESIST CORROSION.
- FOR MORE INFORMATION, CONTACT YOUR LOCAL SALES OFFICE FOR DETAILS.
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PRS-127
PRODUCTION SERIES 30" WIDE SEAMING 6-FOOT LENGTH

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VICTOR STANLEY, INC.

PA BENCH 330 - MODEL NO. 2074 USA
TELL FREE (800) 368-2572 USA & CANADA
TEL (410) 825-4200 - FAX (410) 825-7259
WEB SITE: HTTP://WWW.VICTORSTANLEY.COM

AVAILABLE OPTIONS:

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- 30 STANDARD COLORS, CUSTOM COLORS INCLUDING THE RAL RANGE
- CUSTOM FINISHES & FINISHES
- CUSTOM FINISHES
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INTEGRATED & CENTER ARMRESTS:

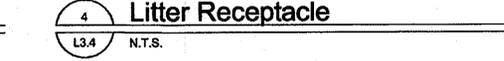
- IF 2" & 4" AVAILABLE WITH SPECIAL ARMRESTS
- IF AVAILABLE WITH FULL CENTER LEGS AND
- LEGRESTS
- STANDARD 4" LENGTH SEAM
- STANDARD 4" WITH FULL CENTER LEGS AND ARMRESTS

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PRS-96
PRODUCTION SERIES 36" WIDE SEAMING 6-FOOT LENGTH

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VICTOR STANLEY, INC.

PA BENCH 330 - MODEL NO. 2074 USA
TELL FREE (800) 368-2572 USA & CANADA
TEL (410) 825-4200 - FAX (410) 825-7259
WEB SITE: HTTP://WWW.VICTORSTANLEY.COM

AVAILABLE OPTIONS:

- POWDER COATING
- 30 STANDARD COLORS, CUSTOM COLORS INCLUDING THE RAL RANGE
- CUSTOM FINISHES & FINISHES
- CUSTOM FINISHES
- EMPOURED GLOSS FINISHES

INTEGRATED & CENTER ARMRESTS:

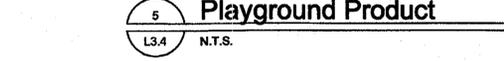
- IF 2" & 4" AVAILABLE WITH SPECIAL ARMRESTS
- IF AVAILABLE WITH FULL CENTER LEGS AND
- LEGRESTS
- STANDARD 4" LENGTH SEAM
- STANDARD 4" WITH FULL CENTER LEGS AND ARMRESTS

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PRS-96
PRODUCTION SERIES 36" WIDE SEAMING 6-FOOT LENGTH

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PLAYWORLD SYSTEMS - WWW.PLAYWORLDSYSTEMS.COM

PRODUCT: EXPLORER 238-0722

USAGE AREA: 30'-0"

FOOTING DATUM: 24'-0"

WHEELCHAIR ACCESS BORDER TIMBER: 6'-1"

TRANSFER STATION W/ STEP: 6'-1"

POST MOUNT STEERING WHEEL: 6'-1"

80" GLIDE SLIDE: 6'-1"

ADA STAIR BEANSTALK CLIMBER: 6'-1"

ROCK CLIMBER: 6'-1"

GLIDE SLIDE: 6'-1"

OVAL PANEL W/ MECHANICAL INSERT (stick) ACCESSIBLE SOLAR PANEL (ground): 6'-1"

DEVELOPER/OWNER

ATARCO HOWARD SQUARE BUSINESS TRUST
100 BALTIMORE STREET, STE. 1000
BALTIMORE, MARYLAND 21202
410-347-7109

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Alfred D. ... 9/28/08
CHIEF, DEVELOPMENT ENGINEERING DIVISION
Charles ... 9/28/08
CHIEF, DIVISION OF LAND DEVELOPMENT
Mark ... 10/1/08
DIRECTOR



NOTE: EQUIVALENT MATERIAL OF AMENITIES MAY BE UTILIZED



FOR REVISIONS: 1
BY BENCHMARK ENGINEERING INC.

project: 04061
date: SEP-2008
illustration: MAM
scale: 1"=30'
approval: RH

1 REVISION: BENCH AND AND CORNER
description: BENCH AND CORNER
revisions: BENCH AND CORNER

HOWARD SQUARE
PHASE 1, SECTION 1, LOTS 1-43, OPEN SPACE LOT 44 AND PARCEL 'A'
TAX MAP 43 PARCEL G-57
FIRST ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
AMENITIES DETAILS

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dressy Hill Drive, Suite 202, Ellicott City, Maryland, 21042
(410) 997-0288 Fax
(410) 997-0286 Bldg.

13 OF 14

