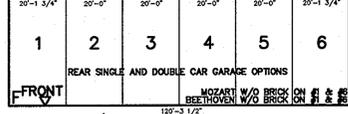
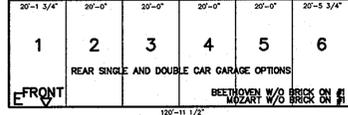
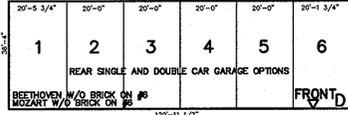
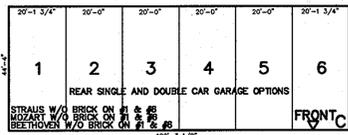
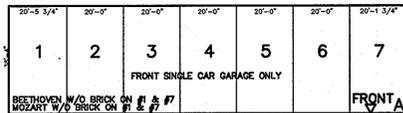
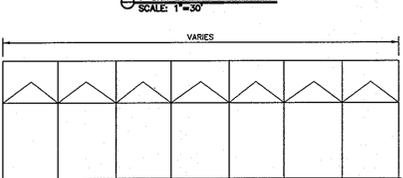
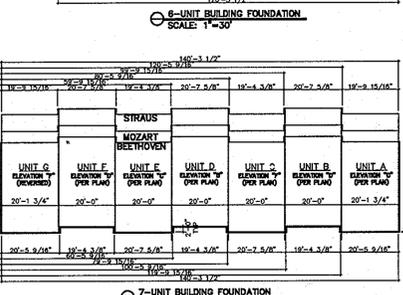
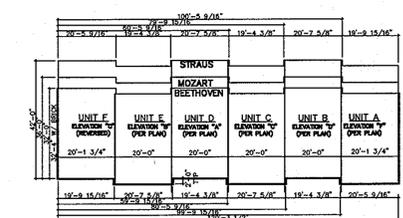


SHEET INDEX	
NO.	DESCRIPTION
1	TITLE SHEET
2	SITE DEVELOPMENT & GRADING PLAN
3	DIMENSION PLAN
4	SEDIMENT CONTROL NOTES AND DETAILS
5	PRIVATE ROAD PROFILES AND DETAILS
6	STORMDRAIN PROFILES
7	SOILS AND STORMDRAIN DRAINAGE AREA MAP
8	LANDSCAPE PLAN

SEE SHEET 2 FOR
GENERIC BOX 'B'
AND 'G'



TOWNHOME MATRIX
SCALE: 1"=30'

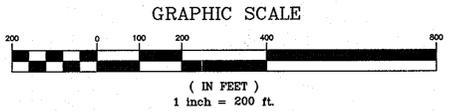
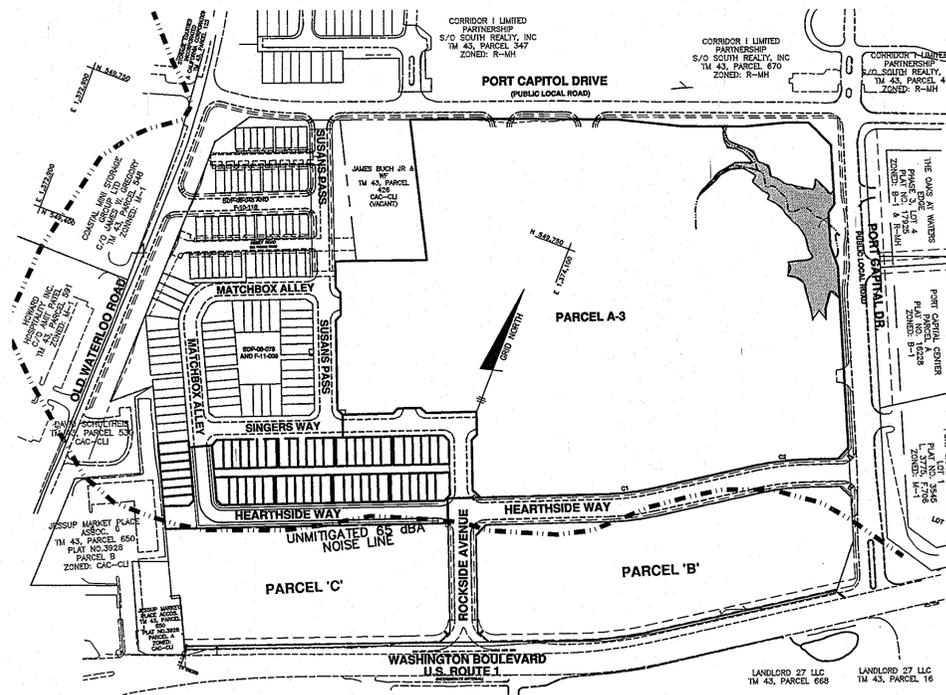


ELEVATION
SCALE: 1"=30'

GENERAL NOTES:

- THIS PLAN IS SUBJECT TO COUNTY COUNCIL BILL 45-2003, THE AMENDED 5th EDITION SUBDIVISION REGULATIONS, EFFECTIVE OCTOBER 2, 2003.
- THE SUBJECT PROPERTY IS ZONED CAC-CLU PER THE 2/2/04 COMPREHENSIVE ZONING PLAN AND THE "COMP LITE" ZONING AMENDMENTS EFFECTIVE 7/28/06.
- STORM DRAIN REPORT AND STORMDRAIN MANAGEMENT REPORTS PROVIDED BY MILDBERG, BOENDER & ASSOC., INC. APPROVED AS PART OF THIS PLAN SUBMISSION AND F-08-013 (12/22/2008) RESPECTIVELY.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS OR THEIR REQUIRED BUFFERS, FLOOD PLAIN AND FOREST CONSERVATION EASEMENT AREAS UNLESS A WAIVER HAS BEEN GRANTED.
- TOPOGRAPHIC INFORMATION IS BASED ON AERIAL RUP TOPOGRAPHY PERFORMED BY WINGS TOPOGRAPHY INC. ON OR ABOUT APRIL 2006, COMPLEMENTED WITH FIELD TOPOGRAPHY PERFORMED BY MILDBERG, BOENDER & ASSOC. ON OR ABOUT JUNE 2007. EXISTING CONTOURS SHOWN PER APPROVED OP-08-24, F-08-013, SDP-08-046, SDP-08-078.
- COORDINATES BASED ON NAD83 MARYLAND COORDINATES SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 3700, 43A1, AND 43BC. STA. 3700 N 553,337.240 E 1,372,353.600 EL.290.95 STA. 43BC N 549,592.010 E 1,375,466.200 EL.214.87
- BOUNDARY INFORMATION IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT FEBRUARY, 2002 BY MILDBERG, BOENDER & ASSOCIATES, INC.
- THE NOISE STUDY WAS PREPARED BY MILDBERG, BOENDER & ASSOCIATES ON OR ABOUT FEBRUARY 2008.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL.
- THE FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING SHALL BE POSTED AS PART OF THE GRADING PERMIT IN THE AMOUNT OF \$22,800.00 FOR 70 SHADE TREES AND 12 EVERGREEN TREES AND FOR 36 STREET TREES IN THE AMOUNT OF \$10,000.00 FOR A TOTAL AMOUNT OF \$33,600.00.
- BASED ON AVAILABLE COUNTY DATA, NO HISTORIC STRUCTURES OR BURIAL GROUNDS EXIST ON SITE.
- SOILS DATA BASED ON HOWARD COUNTY SOIL SURVEY DATED 1988, SHEET 20.
- PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT PUBLIC WATER AND SEWER WILL BE UTILIZED. PUBLIC WATER AND SEWER CONTRACT NO. 14-4707-0.
- THERE ARE NO STRUCTURES WITHIN THE LOD OF PHASE 2 SECTION A.
- NO STEEP SLOPES EXIST ON SITE.
- THE FOREST CONSERVATION REQUIREMENTS WERE SATISFIED UNDER SDP-08-046 AND F-09-007.
- TRAFFIC DEVICES, MARKING AND SIGNING SHALL BE IN ACCORDANCE WITH LATEST EDITION OF THE MANUAL OF 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 MOUNTED ON A 2" GALVANIZED STEEL PERFORMANCE SQUARED LONG 1 1/4" GALVANIZED STEEL POLE CAP SHALL BE MOUNTED IN TOP OF EACH POST.
- STORMDRAIN MANAGEMENT REQUIREMENTS WERE SATISFIED UNDER F-08-013, IN ACCORDANCE WITH THE 2000 MARYLAND SWI DESIGN MANUAL. SWI IS BEING PROVIDED VIA PRIVATELY OWNED & MAINTAINED UNDERSTORMDRAIN WATER MANAGEMENT SYSTEM.
- 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 CONDITIONS:
 - 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(a)(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 WILL 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 DISTURBANCE, 39250 SQ.FT. OF WETLAND BUFFER DISTURBANCE, AND 62500 SQ.FT. OF STREAM BUFFER DISTURBANCE.
 - ALL NECESSARY STATE AND LOCAL PERMITS WILL BE OBTAINED PRIOR TO ANY GRADING AND/OR CONSTRUCTION ACTIVITY.
 - SUPER SIGN FENCING SHALL BE INSTALLED ALONG THE ENTIRE LOD FOR THE SIDEWALK IMPROVEMENTS FOR AREA 1 PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR GRADING ACTIVITY AND SHALL REMAIN IN PLACE FOR THE DURATION OF CONSTRUCTION.
 - THE GREENSPACE/OPEN AREA IN THE NORTHEASTERN PORTION OF THE SITE SHALL BE INCREASED BY A MINIMUM OF 20,150 SQUARE FEET (THE AREA OF WETLAND AND WETLAND BUFFER DISTURBANCE ALONG U.S. ROUTE 1 THAT IS ABOVE AND BEYOND THE NECESSARY DISTURBANCE FOR ROUTE 1 ROAD IMPROVEMENTS), BUILDING #45, ITS ACCESS AND OTHER IMPERVIOUS AREAS INCLUDING SIDEWALKS SHALL BE RELOCATED AND/OR REDESIGNED TO ALLOW FOR THIS ADDITIONAL GREENSPACE. THIS AREA SHALL BE USED TO ADDRESS A PORTION OF THE SITES FOREST CONSERVATION OBLIGATION.
- 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 PLUS 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.
- MIHUs WILL BE PROVIDED IN ACCORDANCE WITH THE ZONING REGULATIONS. MIHUs REQUIRED 23.6%/REDUCED AS A RESULT OF A PORTION OF THE PROPERTY INITIALLY ZONED COMMERCIAL/556 UNITS = 14 MIHUs.
- TRASH REMOVAL WILL BE PUBLIC PICK UP.
- OVERFLOW PARKING WILL BE ON-STREET PARKING IN ACCORDANCE WITH DESIGN MANUAL VOLUME 3, SECTION 2.9.B, TABLE 2.1.
- THE 65DBA NOISE CONTOUR LINE DRAWN ON THIS DEVELOPMENT PLAN IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 8, REVISED FEBRUARY 1992, 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 TRESPASS ON ANY PROPERTY ZONED OR USED FOR RESIDENTIAL PURPOSES SHALL NOT EXCEED 0.5 FOOT CANDLES.
- STREET LIGHT PLACEMENT AND THE TYPE OF FIXTURE AND POLE SHALL BE IN ACCORDANCE WITH HOWARD COUNTY DESIGN MANUAL, VOLUME II (1993) AND AS MODIFIED BY "GUIDELINES FOR STREET LIGHTS IN RESIDENTIAL DEVELOPMENTS" (JUNE 1993). A MINIMUM SPACING OF 20' SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND ANY TREE.
- WP-08-020 WAS APPROVED ON OCTOBER 3, 2007, WAIVING SECTION 16.155 (APPLICABILITY) WHICH REQUIRED THE SUBMISSION OF SITE DEVELOPMENT PLAN FOR NEW OR EXPANDED NON-RESIDENTIAL AND NEW RESIDENTIAL DEVELOPMENT INCLUDING SINGLE-FAMILY ATTACHED, APARTMENT AND MOBILE HOME RESIDENTIAL DEVELOPMENT. APPROVAL IS SUBJECT TO THE FOLLOWING:
 - HSO MUST APPROVE THE ASSOCIATED GRADING PERMIT.
 - THE APPLICANT MUST SCHEDULE 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.
- EXISTING UTILITIES BASED ON FIELD RUN SURVEY PERFORMED BY MILDBERG, BOENDER & ASSOC. ON OR ABOUT JUNE 2007.
- THERE IS NO FLOOD PLAIN WITHIN THE LOD OF THIS PLAN.
- THE WETLAND DELINEATION STUDY FOR THIS PROJECT WAS PREPARED BY ECO-SCIENCE PROFESSIONAL, INC. DATED MAY 15, 2007. THERE ARE NO WETLANDS WITHIN THE LOD OF THIS PLAN.
- THE APPFO STUDY FOR THIS PROJECT WAS PREPARED BY THE TRAFFIC GROUP DATED NOVEMBER 2006. APPROVED UNDER S-08-010 ON JUNE 2007. NO APPFO STUDY IS REQUIRED FOR THIS PROJECT.
- 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 10 FEET
 - ALL OTHER STRUCTURES AND USES 10 FEET
 - MINIMUM SETBACKS FROM VONAL PROPERTIES:
 - FROM RESIDENTIAL DISTRICTS:
 - NON RESIDENTIAL STRUCTURES AND ASSOCIATED USES 30 FEET
 - STRUCTURES CONTAINING RESIDING 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.

SITE DEVELOPMENT PLAN HOWARD SQUARE PHASE 2, SECTION A



Commercial				S-06-010 Outline	Currently Anticipated
Phase	Year	Deadlines	Adjustments	Commercial (SF)	Commercial (SF)
1 - Sect. 1	2008				n/a
1 - Sect. 3	2010	5/17/2008	8/14/2010	84000	n/a
na	2011	na	na	900	n/a
3	2012	12/31/2008	5/14/2011	16800	n/a
3	2013	12/31/2010	9/30/2011	36900	n/a
4	2014	10/31/2011		17300	n/a
5	2015	3/31/2013		37200	n/a
6	2016	12/31/2013		10800	40200
7*	2017	12/31/2014		26700	40200
8	2018	3/31/2016		26400	61750
9	2019	3/31/2017		24000	137950
Totals				280100	280100

NOTES:
1. AFTER COMPLETION OF 50% OF THE RESIDENTIAL COMPONENT, SDP APPROVAL MUST BE GRANTED AND CONSTRUCTION MUST BEGIN ON A MINIMUM OF 25% OF THE REQUIRED COMMERCIAL COMPONENT. NO RESIDENTIAL BUILDING PERMITS WILL BE ISSUED UNTIL THIS REQUIREMENT HAS BEEN SATISFACTORILY ADDRESSED.
2. THE 84,000 SF INDICATED IN PHASE 1 SECTION 3 WAS ASSOCIATED WITH A HOTEL SDP-08-062 WHICH WAS VOIDED ON JULY 8, 2008.

Residential				Allocations Required				Allocation Provided and Anticipated				Credit/Allocations Remaining					
Phase	Year	Deadlines	Deadline Adjustments	Credit Units	Standard Units	MIHU	Total Units	Credit Units	Std. Units	MIHU	Total Units	Credits	MIHU	Std. Units	Total	% Units Used	
1 - Sect. 1	2008			206	0	0	206	43*	0	0	43	163	0	0	163	4%	
1 - Sect. 3	2010	5/17/2008	5/14/2011	0	0	70	70	0	42	15	57	163	13	0	176	9%	
na	2011	na	na	0	0	0	0	0	0	0	0	163	13	0	176	9%	
2 - Sect. A	2012	12/31/2009	5/14/2011	0	0	77	77	0	42	14	56	163	34	0	197	15%	
2 - Sect. B	2012	12/31/2009	5/14/2011	0	0	0	0	22	20	14	56	141	0	0	141	20%	
3	2013	12/31/2010	9/30/2011	0	0	73	73	5	55	18	78	136	0	0	136	27%	
4	2014	10/31/2011		0	10	32	42	0	31	11	42	136	0	0	136	31%	
5	2015	3/31/2013		0	114	0	114	0	89	25	114	136	0	0	136	42%	
6	2016	12/31/2013		0	90	0	90	0	70	20	90	136	0	0	136	50%	
7	2017	12/31/2014		0	95	0	95	0	72	23	95	136	0	0	136	59%	
8	2018	3/31/2016		0	150	0	150	0	115	35	150	136	0	0	136	73%	
9	2019	3/31/2017		0	150	0	150	136	84	66	286	0	0	0	100%		
Totals				206	609	252	1067										

NOTE:
1. PLEASE NOTE THAT PHASE 1 SECTION 1 UTILIZED 43 CREDIT UNITS OF WHICH 11 ARE PROPOSED AS MIHU.
2. PROJECTED ALLOCATION USE MAY VARY AS THE PROJECT PROCEEDS.
3. THE TOTAL NUMBER OF STANDARD AND MIHU ALLOCATIONS ARE POOLED TOGETHER AND SINCE 11 CREDIT UNITS WERE USED FOR MIHU'S IT CREATED AN 11 UNIT DEFICIT IN THE PROVIDED MIHU COLUMN AND AN 11 UNIT EXCESS IN THE STD. UNIT COLUMN.

SITE ANALYSIS DATA CHART

A) TOTAL PROJECT AREA	24.27± AC. (20.47 AC. WITHIN PARCEL A-3)
B) AREA OF THIS PLAN SUBMISSION	3.80± AC.
C) APPROXIMATE LIMIT OF DISTURBANCE	3.31± AC. (AREA OF ROCKSIDE AND SINGERS EXCLUDED BECAUSE IT WAS CONSTRUCTED UNDER SDP-08-078)
D) PRESENT ZONING:	CAC-CLU
E) PROPOSED USE OF SITE:	RESIDENTIAL
F) TOTAL NUMBER OF UNITS ALLOWED AS SHOWN ON FINAL PLAT(S)	56
G) TOTAL NUMBER OF UNITS PROPOSED	56
H) MAXIMUM NUMBER OF EMPLOYEES PER USE	N/A
I) NUMBER OF PARKING SPACES REQUIRED BY HO. CO. ZONING REGULATIONS (2/UNIT + 30%)	146
J) NUMBER OF PARKING SPACES PROVIDED (MINIMUM PRIVATE ROADS TO 28' PAVED WIDTH CREDITED TOWARD 56 SPACES)	149
K) AMENITY AREA REQUIRED (100% AMENITY AREA PROVIDED WITH THIS PLAN)	0.38 AC. (10% OF 3.80 AC. OR AREA OF SUBDIVISION)
L) OPEN SPACE ON SITE: 1.90 AC. OR 50% OF GROSS AREA	
M) APPLICABLE DPZ FILE REFERENCES:	SDP-92-079, WP-92-165, WP-93-044, WP-93-094, WP-94-017, WP-06-114, WP-07-052, S-08-010, WP-07-129, F-09-007, F-08-013, SDP-08-046, SDP-08-078, F-09-055, WP-10-140, F-10-118, WP-11-017, WP-11-067, F-11-009, F-11-077, WP-11-165
N) PROPOSED WATER AND SEWER SYSTEMS:	<input checked="" type="checkbox"/> PUBLIC <input type="checkbox"/> PRIVATE

GENERAL NOTES CONT'D:

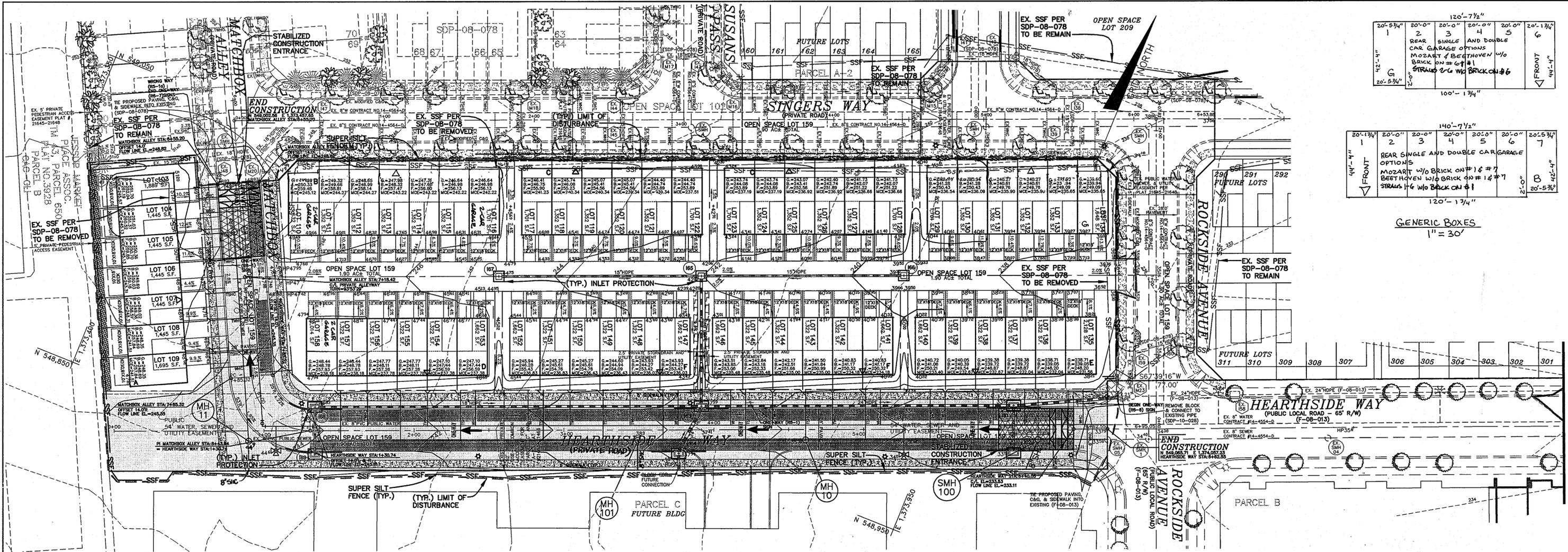
- PROPOSED BUILDINGS WILL HAVE AN AUTOMATIC FIRE PROTECTION SPRINKLER SYSTEM.
- THE PROPOSED LIGHTING LOCATIONS AND TYPES OF LIGHTS SHOWN ON SHEET 2 ARE AS FOLLOWS:
 - 150-WATT HPS VAPOR PREMIER POST TOP - (SEE SHEETS 5 OF 8 FOR MORE DETAIL)
 - MATCHBOX ALLEY: STA.4+58.0, 17.6' LT.
 - HEARTHSTONE WAY: STA.1+25.1, 18.3' LT, STA.2+42.8, 18.0' RT; STA.3+84.2, 18.0' LT; STA.5+26.6, 18.0' RT; 6+38.3, 18.0' RT; 6+67.2, 22.0' LT.
 - SINGERS WAY: STA.4+88.0, 17.6' RT, STA. 5+80.3, 18.0' RT
- WP-11-017 WAS APPROVED IN AUGUST 27, 2010, WAIVING SECTION 16.156 (g)(2) WHICH ESTABLISHES TIMELINES FOR SUBMISSION OF REVISED PLANS AND SECTION 16.110(d) WHICH OUTLINES THE PHASING PROCESS AND THE ESTABLISHMENT OF THE PHASING SCHEDULE AND ASSOCIATED MILESTONES. APPROVAL IS SUBJECT TO THE FOLLOWING:
 - THE DEVELOPER MUST SUBMIT REVISED PLANS IN ASSOCIATION WITH SDP-08-078 FOR THE REMAINING 105 UNITS ON OR BEFORE MAY 14, 2011.
 - THE DEVELOPER MUST SUBMIT THE PHASING SCHEDULE FOR 73 UNITS (DESIGNATED PHASE 3 IN DEPARTMENT OF PLANNING AND ZONING'S LETTER OF MAY 27, 2008) ON OR BEFORE SEPTEMBER 30, 2011.
 - REVISED PLANS WILL BE SUBMITTED TO ALL SOC AGENCIES FOR REVIEW.
- A WAIVER PETITION (WP-11-165) WAS APPROVED ON JUNE 8, 2011 TO SECTION 16.120(C)(4) TO ALLOW FOR PRIVATE ROADS SUBJECT TO THE FOLLOWING:
 - A HOME OWNER'S ASSOCIATION FOR EACH PHASE OF THE HOWARD SQUARE PROJECT WILL BE CREATED THAT WILL BE THE RESPONSIBLE PARTY FOR THE MAINTENANCE OF THE PRIVATE ROADS AND STORMWATER CONVEYANCE AND MANAGEMENT FACILITIES. WATER AND SEWER SHALL BE PUBLIC AND MAINTAINED FOR EACH UNIT WITH A RECORDED PUBLIC EASEMENT.
- THE MIHUs WERE RECORDED IN LIBER 13744/TOLDO 328. FORTY-FOUR (44) UNITS ARE REQUIRED FOR THIS SECTION. FORTY-FOUR (44) UNITS ARE PROVIDED AND WILL BE LOCATED IN THE TOWNHOMES AS SHOWN ON THE PLAN.
- DUE TO THE PARKING REQUIREMENTS, GARAGES MUST NOT BE CONVERTED TO STORAGE OR LIVABLE SPACE. GARAGES AND DRIVEWAYS MUST BE KEPT SUFFICIENTLY CLEAR TO ALLOW FOR REQUIRED PARKING.
- IN ACCORDANCE WITH SECTION 158 OF THE HOWARD COUNTY REGULATIONS, BAY WINDOW, CHIMNEYS OR EXTERIOR STAIRWAYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS, PORCHES OR DECK, OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR SETBACK.
- PRIVATE ROAD STREET NAME SIGNS ASSEMBLIES SHALL BE FABRICATED AND INSTALLED BY HOWARD COUNTY BUREAU OF HIGHWAYS AT THE DEVELOPERS/OWNERS EXPENSE. CONTACT HOWARD COUNTY TRAFFIC DIVISION AT 410-313-5752 FOR DETAIL AND COST ESTIMATES.
- NO OBSTRUCTIONS SHALL BE PERMITTED WITHIN THE PEDESTRIAN ACCESS.

Sections	AMENITY TABLE			Proposed Amenity
	Total Area (AC)	Amenity Area Required (AC)	Amenity Area Provided (AC)	
Phase 1 Section 1 (SDP-08-046)	2.91	0.29	0.33	Tot Lots and Benches
Phase 1 Section 3A (SDP-08-078)	4.28	0.43	0.55	Tot Lots, Benches and Picnic Area
Phase 2 Section A (SDP-11-043)	3.80	0.38	0.00	N/A
Remaining Sections (Parcel A, B and C)	31.08	3.22	5.01	Ball Field and Path Through Environmental Protection Area
Total	42.07	4.32	5.89	

N/A - DENOTES NO PROPOSED AMENITY AREAS BASED ON AREAS PROVIDED IN FUTURE SECTIONS TO ADDRESS REQUIREMENTS.
NOTE THAT THIS TABLE OUTLINES THE REQUIREMENTS AS THEY PERTAIN TO PARCEL 'A' AND ITS SUBDIVISION. PARCELS 'B' AND 'C' ARE NOT INCLUDED IN THIS COMPUTATION.

ADDRESS CHART			
LOT NO.	STREET ADDRESS	LOT NO.	STREET ADDRESS
103	7370 MATCHBOX ALLEY	132	7450 SINGERS WAY
104	7372 MATCHBOX ALLEY	133	7452 SINGERS WAY
105	7374 MATCHBOX ALLEY	134	7454 SINGERS WAY
106	7376 MATCHBOX ALLEY	135	7456 HEARTHSTONE WAY
107	7378 MATCHBOX ALLEY	136	7551 HEARTHSTONE WAY
108	7380 MATCHBOX ALLEY	137	7549 HEARTHSTONE WAY
109	7382 MATCHBOX ALLEY	138	7547 HEARTHSTONE WAY
110	7400 SINGERS WAY	139	7545 HEARTHSTONE WAY
111	7402 SINGERS WAY	140	7543 HEARTHSTONE WAY
112	7404 SINGERS WAY	141	7539 HEARTHSTONE WAY
113	7406 SINGERS WAY	142	7537 HEARTHSTONE WAY
114	7408 SINGERS WAY	143	7535 HEARTHSTONE WAY
115	7410 SINGERS WAY	144	7533 HEARTHSTONE WAY
116	7412 SINGERS WAY	145	7531 HEARTHSTONE WAY
117	7416 SINGERS WAY	146	7529 HEARTHSTONE WAY
118	7418 SINGERS WAY	147	7525 HEARTHSTONE WAY
119	7420 SINGERS WAY	148	7523 HEARTHSTONE WAY
120	7422 SINGERS WAY	149	7521 HEARTHSTONE WAY
121	7424 SINGERS WAY	150	7519 HEARTHSTONE WAY
122	7426 SINGERS WAY	151	7517 HEARTHSTONE WAY
123	7430 SINGERS WAY	152	7515 HEARTHSTONE WAY
124	7432 SINGERS WAY	153	7511 HEARTHSTONE WAY
125	7434 SINGERS WAY	154	7509 HEARTHSTONE WAY
126	7436 SINGERS WAY	155	7507 HEARTHSTONE WAY
127	7438 SINGERS WAY	156	7505 HEARTHSTONE WAY
128	7440 SINGERS WAY	157	7503 HEARTHSTONE WAY
129	7444 SINGERS WAY	158	7501 HEARTHSTONE WAY
130	7446 SINGERS WAY	159	OPEN SPACE
131	7448 SINGERS WAY		

PERMIT INFORMATION CHART					
SUBDIVISION NAME:	SECTION/AREA:	PARCEL:	TAX MAP:	ELECTION DISTRICT:	CENSUS TRACT:
HOWARD SQUARE	PHASE 2, SECT A	PARCEL 'A'-3'			
PLAT:	BLOCK No:	ZONE:			
#21781-21784					



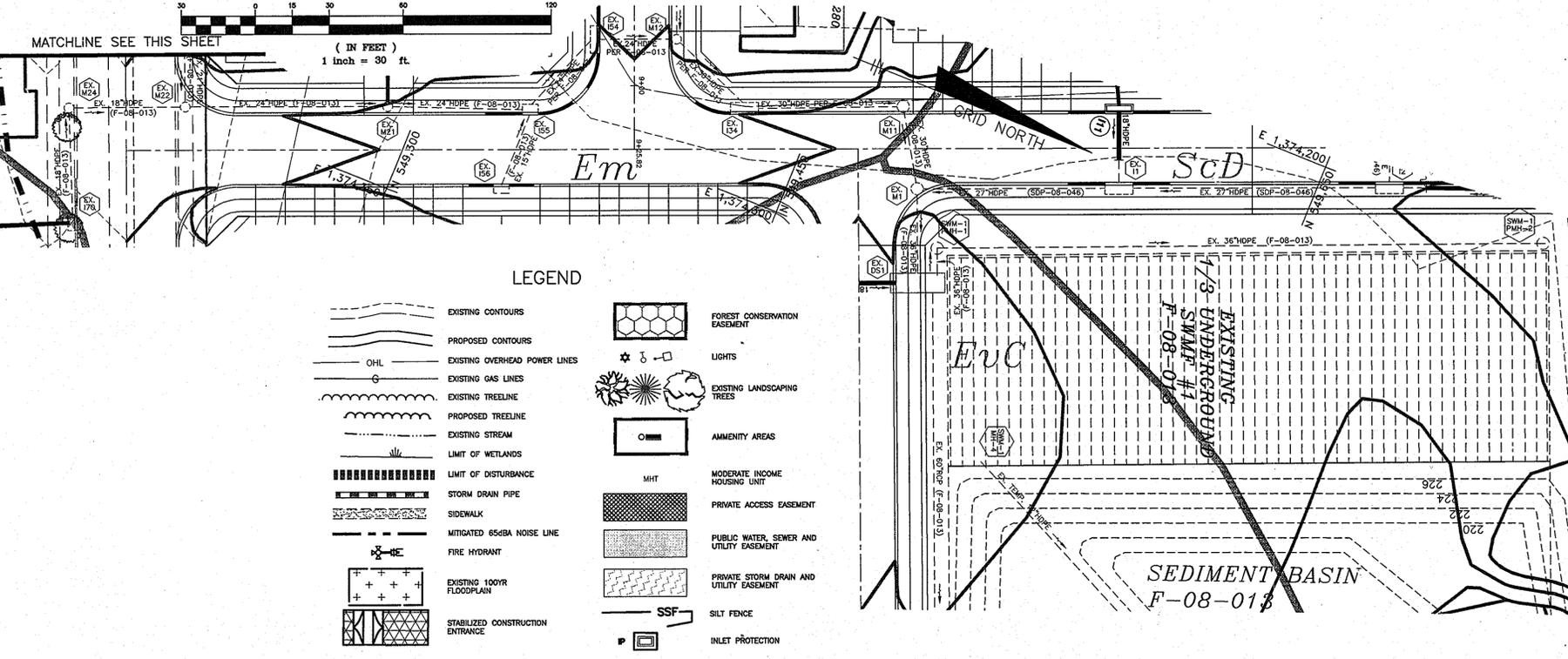
120'-7 1/2"						
1	20'-5 3/4"	20'-0"	20'-0"	20'-0"	20'-0"	20'-1 3/4"
REAR SINGLE AND DOUBLE CAR GARAGE OPTIONS MOZART W/O BRICK ON #1 & #7 STRAUS W/O BRICK ON #1						
100'-1 3/4"						
140'-7 1/2"						
1	20'-1 1/4"	20'-0"	20'-0"	20'-0"	20'-0"	20'-5 3/4"
REAR SINGLE AND DOUBLE CAR GARAGE OPTIONS MOZART W/O BRICK ON #1 & #7 STRAUS W/O BRICK ON #1						
120'-1 3/4"						

GENERIC BOXES
1" = 30'

GRADING AND SEDIMENT EROSION CONTROL PLAN

GRAPHIC SCALE
1 inch = 30 ft.

SCALE: 1" = 30'



LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING OVERHEAD POWER LINES
- EXISTING GAS LINES
- EXISTING TREELINE
- PROPOSED TREELINE
- EXISTING STREAM
- LIMIT OF WETLANDS
- LIMIT OF DISTURBANCE
- STORM DRAIN PIPE
- SIDEWALK
- MITIGATED 65dB NOISE LINE
- FIRE HYDRANT
- EXISTING 100YR FLOODPLAIN
- STABILIZED CONSTRUCTION ENTRANCE
- FOREST CONSERVATION EASEMENT
- LIGHTS
- EXISTING LANDSCAPING TREES
- AMENITY AREAS
- MODERATE INCOME HOUSING UNIT
- PRIVATE ACCESS EASEMENT
- PUBLIC WATER, SEWER AND UTILITY EASEMENT
- PRIVATE STORM DRAIN AND UTILITY EASEMENT
- SILT FENCE
- INLET PROTECTION

NOTES:

- SEDIMENT CONTROL MEASURES INSTALLED UNDER GP-08-24 AND F-08-013 ARE TO BE UTILIZED.
- FOR DIMENSION AND ELEVATIONS NOT SHOWN SEE SHEET 3.
- SSF AND SF EMBRICATIONS SHALL BE PROVIDED WHERE NECESSARY IN CONFORMANCE WITH REQUIREMENTS.
- REFER TO SHEET 5 OF 8 FOR DETAILS OF STREET LIGHTING.
- ALL SIDEWALK RAMPS SHALL BE BUILT IN ACCORDANCE WITH LOCAL STANDARDS.

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAN FOR SEDIMENT AND EROSION 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.

B. S. O. 12/5/2011
ENGINEER - BRYAN F. O'NEAL DATE

OWNER'S CERTIFICATE

I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN OF DEVELOPMENT FOR SEDIMENT AND EROSION CONTROL, AND THAT ALL 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.

John P. McBratney 12/12/11
ATAPCO/HOWARD SQUARE II STATUTORY TRUST DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

John K. Maloney 12/15/11
HARD SCD DATE

John J. Maloney 12/15/11
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kate Palank 3/29/12
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

Richard L. Lewis 3-9-12
DIRECTOR DATE

NO.	DATE	REVISION
1	10-25-12	REVISE GENERIC BOX 'B' & ADD GENERIC BOX 'G'

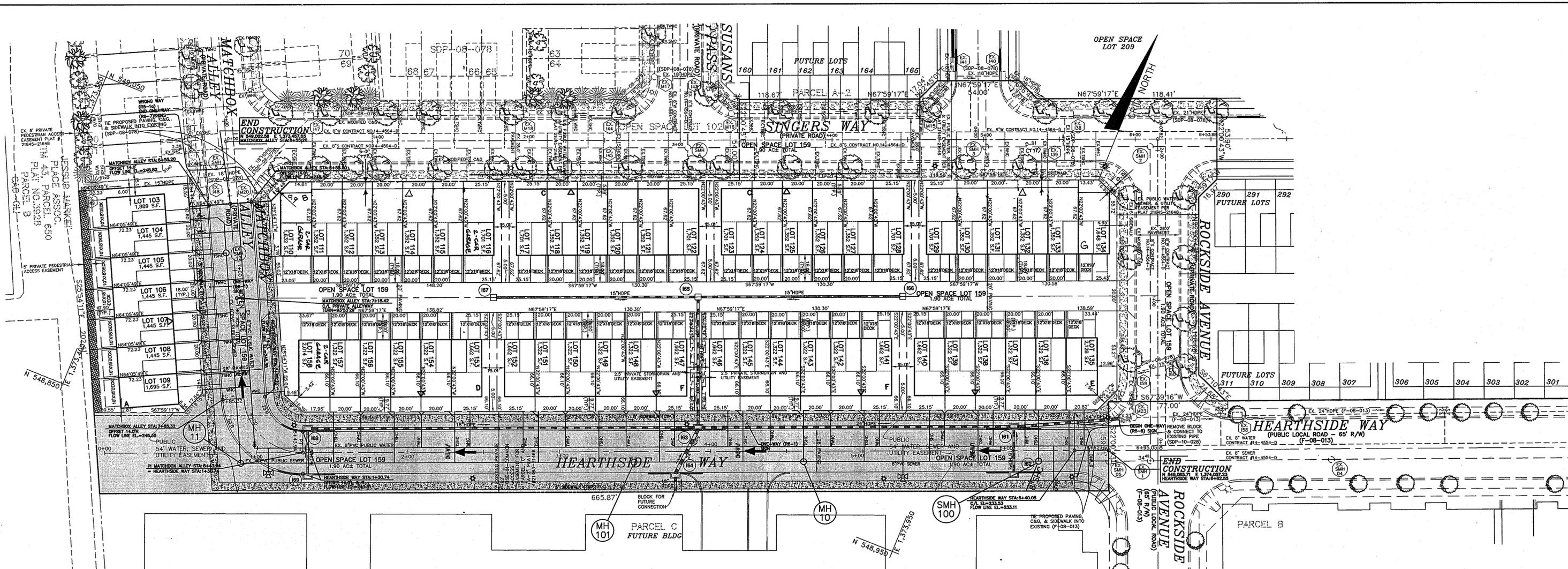
BENCHMARK ENGINEERING, INC.
ENGINEERS & LAND SURVEYORS & PLANNERS
8480 BALTIMORE NATIONAL PIKE A SUITE 418 ELICOTT CITY, MARYLAND 21043
(P) 410-465-8105 (F) 410-465-8644
60 THOMAS JOHNSON DRIVE A FREDERICK, MARYLAND 21702
(P) 301-371-3505 (F) 301-371-3506
WWW.BE-CIVILENGINEERING.COM

HOWARD SQUARE
PHASE 2, SECTION A
LOTS 103 - 158 AND OPEN SPACE LOT 159
56 TOWNHOUSE UNITS ON PEE-SIMPLE LOTS
TAX MAP: 43 GRID 3 & 9 - PARCEL: A-3
ZONED: CAC-OLI PLAT NO. 81781-21784
ELECTION DISTRICT NO. 1 - HOWARD COUNTY, MARYLAND

SITE DEVELOPMENT & GRADING PLAN

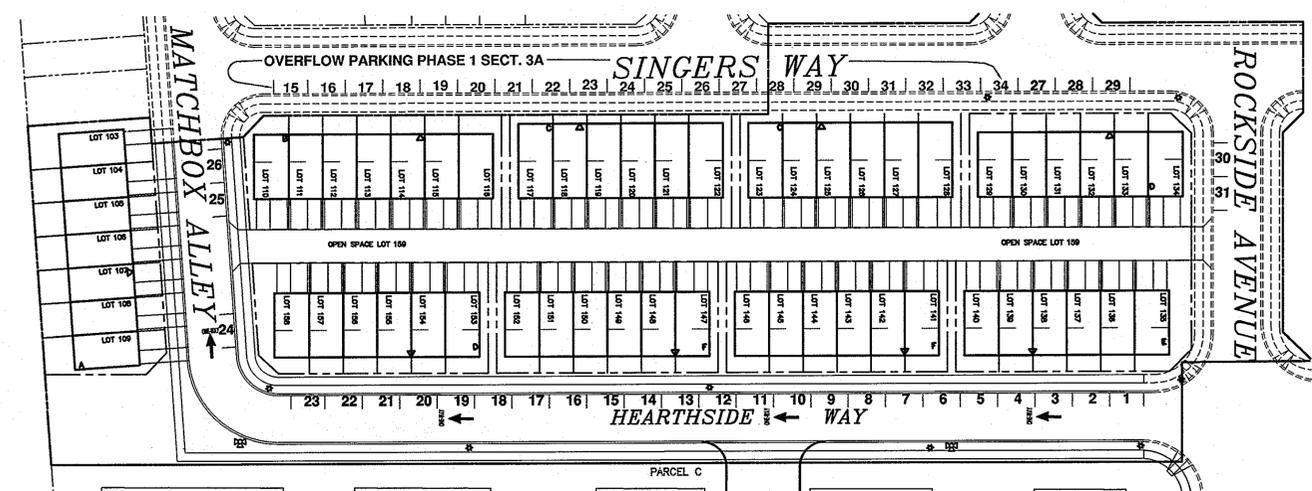
DATE: DECEMBER, 2011 BEI PROJECT NO. 2337
SCALE: AS SHOWN SHEET 2 OF 8

DRAFT: MCR/BFC CHECK: CAM/BFC

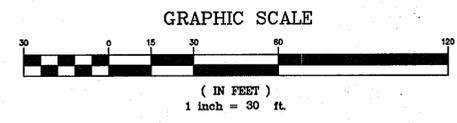
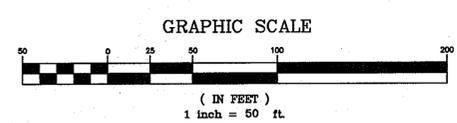


NOTE: LOTS 107 & 108 HAVE 2 CAR GARAGE.

SITE PLAN
SCALE: 1" = 30'



ON-STREET PARKING EXHIBIT
SCALE: 1" = 50'



PARKING COMPUTATIONS:
56 UNITS X 2 SPACES/UNIT = 112 SPACES PROVIDED IN GARAGE AND ONE IN DRIVEWAY.

OVERFLOW REQUIREMENT:
112 X 0.30 = 34 SPACES.

3 UNITS WILL HAVE A 2-CAR GARAGE WITH 2 ADDITIONAL SPACES = 6 SPACES
31 ON-STREET SPACES PROVIDED BY WIDENING STREET TO 28'.
TOTAL OVERFLOW PARKING PROVIDED = 37 SPACES.

LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- OHL
- EXISTING OVERHEAD POWER LINES
- EXISTING GAS LINES
- EXISTING TREELINE
- PROPOSED TREELINE
- EXISTING STREAM
- LIMIT OF WETLANDS
- LIMIT OF DISTURBANCE
- STORM DRAIN PIPE
- SIDEWALK
- MITIGATED 65DBA NOISE LINE
- FIRE HYDRANT
- EXISTING 100YR FLOODPLAIN
- STABILIZED CONSTRUCTION ENTRANCE
- FOREST CONSERVATION EASEMENT
- LIGHTS
- EXISTING LANDSCAPING TREES
- AMENITY AREAS
- MHT
- MODERATE INCOME HOUSING UNIT
- PRIVATE ACCESS EASEMENT
- PUBLIC WATER, SEWER AND UTILITY EASEMENT
- PRIVATE STORM DRAIN AND UTILITY EASEMENT
- SILT FENCE
- INLET PROTECTION

- NOTES:**
- SEDIMENT CONTROL MEASURES INSTALLED UNDER GP-08-24 AND F-08-013 ARE TO BE UTILIZED.
 - FOR DIMENSION AND ELEVATIONS NOT SHOWN SEE SHEET 3.
 - SSF AND SF EMBRICATIONS SHALL BE PROVIDED WHERE NECESSARY IN CONFORMANCE WITH REQUIREMENTS.
 - REFER TO SHEET 5 OF 8 FOR DETAILS OF STREET LIGHTING.
 - ALL SIDEWALK RAMPS SHALL BE BUILT IN ACCORDANCE WITH LOCAL STANDARDS.

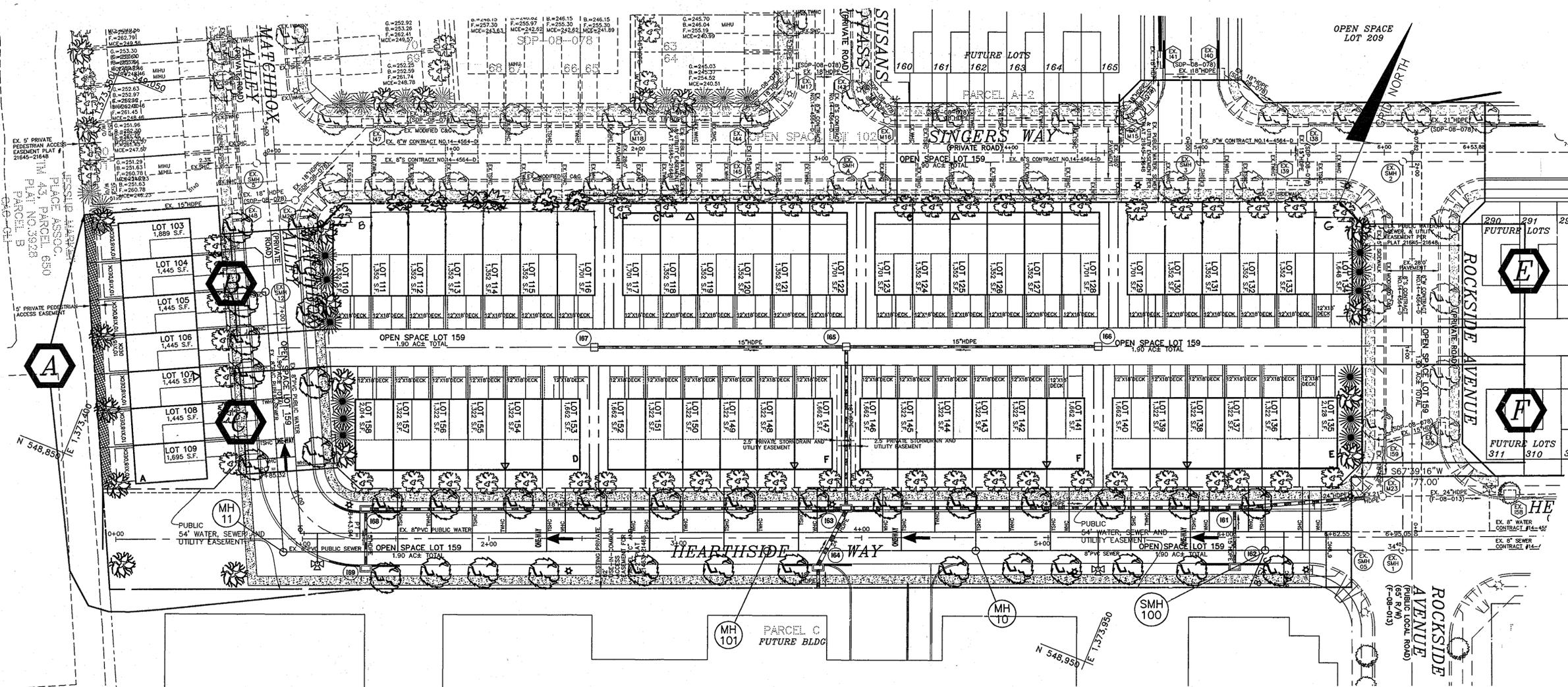
1 10-25-12 REVISE GENERIC BOX 'B' & ADD GENERIC BOX 'G'	
NO.	DATE
REVISION	
BENCHMARK ENGINEERS & LAND SURVEYORS & PLANNERS ENGINEERING, INC. 8400 BALTIMORE NATIONAL PIKE SUITE 418 ELLICOTT CITY, MARYLAND 21043 (P) 410-485-8105 (F) 410-485-8844 60 THOMAS JOHNSON DRIVE A FREDERICK, MARYLAND 21702 (P) 301-371-3505 (F) 301-371-3508 WWW.BE-CIVILENGINEERING.COM	
DEVELOPER/OWNER: ATAPCO HOWARD SQUARE II STATUTORY TRUST 10 E. Baltimore St. Suite 1600 Baltimore, MD 21202 (410) 347-7189	
HOWARD SQUARE PHASE 2, SECTION A LOTS 103 - 158 AND OPEN SPACE LOT 159 56 TOWNHOUSE UNITS ON FEE-SIMPLE LOTS TAX MAP: 43 GRID 3 & 9 - PARCEL: A-3 ZONED: CAC-CLU PLAT NO. 21781-21784 ELECTION DISTRICT NO. 1 - HOWARD COUNTY, MARYLAND	
DIMENSION PLAN AND ON-STREET PARKING EXHIBIT	
DATE: DECEMBER, 2011	BEI PROJECT NO. 2337
SCALE: AS SHOWN	SHEET 3 OF 8

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3/8/12
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE

3/09/12
 CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE

3-9-12
 DIRECTOR
 DATE



LANDSCAPING PLAN
SCALE: 1" = 30'

SCHEDULE A PERIMETER LANDSCAPE EDGE						
CATEGORY	ADJ. TO PERIMETER PROP. (A)	ADJ. TO PERIMETER ROAD (B)	ADJ. TO PERIMETER ROAD (C)	ADJ. TO PERIMETER ROAD (E)	ADJ. TO PERIMETER ROAD (F)	TOTAL
LANDSCAPE TYPE	A	C	C	C	C	N/A
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	332'	55'	55'	56'	53'	551'
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO	NO	N/A
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO	NO	N/A
NUMBER OF PLANTS REQUIRED	332'	55'	55'	56'	53'	551'
SHADE TREES	6	2	2	2	2	14
EVERGREEN TREES	1	1	1	1	1	5
OTHER TREES (2:1 SUBSTITUTE)	1	1	1	1	1	5
SHRUBS	1	1	1	1	1	5

LANDSCAPE PLANTING LIST			
SYMBOL	QUANTITY	NAME	REMARKS
	14	TILIA CORDATA 'GREENSPIRE' (Greenspire Littleleaf Linden)	2-1/2" - 3" cal.
	12	PRUNUS STROBUS (Eastern White Pine)	6' - 8' ht.
	56	QUERCUS RUBRA (Red Oak)	2-1/2" - 3" cal.

STREET TREES			
SYMBOL	QUANTITY	NAME	REMARKS
	36	PRUNUS ARGENTEA/SARGENT CHERRY	2-1/2" - 3" CAL.

STREET TREE SCHEDULE			
ROAD NAME	PERIMETER	TREES REQ.	TREES PROV.
MATCHBOX ALLEY	378'	10	10
HEARTHSTONE WAY	1020'	26	26
TOTAL		36	36

SCHEDULE B RESIDENTIAL INTERNAL LANDSCAPING		
NUMBER OF LOTS	TREES REQ.	TREES PROV.
56	56	56

LANDSCAPING NOTES

- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL.
- THE FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING SHALL BE POSTED AS PART OF THE GRADING PERMIT IN THE AMOUNT OF \$22,800.00 FOR 70 SHADE TREES AND 12 EVERGREEN TREES. THE FINANCIAL SURETY FOR 36 STREET TREES IN THE AMOUNT OF \$10,800.00 WILL BE INCLUDED AS PART OF THE GRADING PERMIT.

At the time of installation, 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 Landscaping 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.

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 LANDSCAPING 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.

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 OF 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.

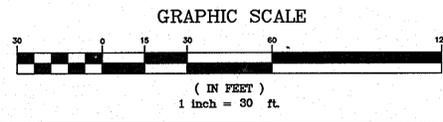
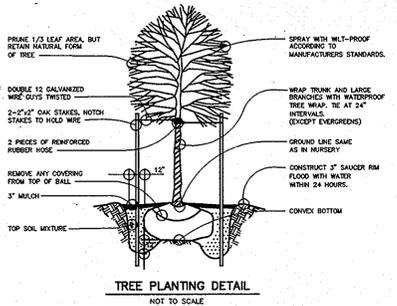
Steph P. McCarroll 12/12/11
DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

John P. ... 3/12/12
DATE

Veronica ... 3/19/12
DATE

Thomas ... 3-9-12
DATE



1 10-25-12 REVISE GENERIC BOX 'B' # ADD GENERIC BOX 'G'		NO. DATE REVISION	
<p>BENCHMARK ENGINEERING, INC.</p> <p>8480 BALTIMORE NATIONAL PIKE A SUITE 418 ELLICOTT CITY, MARYLAND 21043 (P) 410-465-8105 (F) 410-465-6644 60 THOMAS JOHNSON DRIVE A FREDERICK, MARYLAND 21702 (P) 301-371-3505 (F) 301-371-3506 WWW.BE-CIVLENGINEERING.COM</p>		<p>HOWARD SQUARE</p> <p>PHASE 2, SECTION A</p> <p>LOTS 103 - 158 AND OPEN SPACE LOT 159</p> <p>56 TOWNHOUSE UNITS ON FEE-SIMPLE LOTS</p> <p>TAX MAP: 43 GRID 3 & 9 - PARCEL: A-3</p> <p>ZONED: CAC-CU Plat No. 21781-21784</p> <p>ELECTION DISTRICT NO. 1 - HOWARD COUNTY, MARYLAND</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>DATE: DECEMBER, 2011</p> <p>SCALE: AS SHOWN</p>		<p>BEI PROJECT NO. 2337</p> <p>SHEET 8 OF 8</p>	

HOWARD SOIL CONSERVATION DISTRICT

PERMANENT SEEDING NOTES

APPLY TO GRADED OR CLEARED AREAS 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, DISKING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING, IF NOT PREVIOUSLY LOOSENED.

SOIL AMENDMENTS: IN LIEU OF SOIL TEST RECOMMENDATIONS, USE ONE OF THE FOLLOWING SCHEDULES:

- PREFERRED - APPLY 2 TONS PER ACRES DOLOMITIC LIMESTONE (92 LBS./1000 SQ.FT.) AND 600 LBS. PER ACRE 10-10-10 FERTILIZER (14 LBS./1000 SQ.FT.) BEFORE SEEDING. HARROW OR DISK INTO UPPER THREE INCHES OF SOIL. AT TIME OF SEEDING, APPLY 400 LBS. PER ACRE 30-0-0 UREAFORM FERTILIZER (9 LBS./1000 SQ.FT.).
- ACCEPTABLE - APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS./1000 SQ.FT.) AND 1000 LBS. PER ACRE 10-10-10 FERTILIZER (23 LBS./1000 SQ.FT.) BEFORE SEEDING. HARROW OR DISK INTO UPPER THREE INCHES OF SOIL.

SEEDING - FOR THE PERIODS MARCH 1 THRU APRIL 30, AND AUGUST 1 THRU OCTOBER 15, SEED WITH 60 LBS. PER ACRE 1.4 LBS./1000 SQ.FT.) OF KENTUCKY 31 TALL FESCUE. FOR THE PERIOD MAY 1 THRU JULY 31, SEED WITH 60 LBS. KENTUCKY 31 TALL FESCUE PER ACRE AND 2 LBS. PER ACRE (06 LBS./1000 SQ.FT.) OF NEERING LOVEGRASS. DURING THE PERIOD OF OCTOBER 16 THRU 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 SQ.FT.) OF UNROTTED SMALL GRASS STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 218 GALLONS PER ACRE (5 GAL/1000 SQ.FT.) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES 8 FEET OR HIGHER, USE 348 GALLONS PER ACRE (8 GAL/1000 SQ.FT.) FOR ANCHORING.

MAINTENANCE - INSPECT ALL SEEDING AREAS AND MAKE NEEDED REPAIRS, REPLACEMENTS AND RESEEDINGS.

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.

SOIL AMENDMENTS: APPLY 600 LBS. PER ACRE 10-10-10 FERTILIZER (14 LBS./1000 SQ.FT.).

SEEDING: FOR PERIODS MARCH 1 THRU APRIL 30 AND FROM AUGUST 15 THRU OCTOBER 15, SEED WITH 2-1/2 BUSHEL PER ACRE OF ANNUAL RYE (3.2 LBS./1000 SQ.FT.) FOR THE PERIOD MAY 1 THRU AUGUST 14, SEED WITH 3 LBS. PER ACRE OF NEERING LOVEGRASS (07 LBS./1000 SQ.FT.). FOR THE PERIOD NOVEMBER 16 THRU NOVEMBER 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 SQ.FT.) OF UNROTTED WEED FREE SMALL GRASS STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 218 GAL PER ACRE (5 GAL/1000 SQ.FT.) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES 8 FEET OR HIGHER, USE 348 GAL PER ACRE (8 GAL/1000 SQ.FT.) FOR ANCHORING.

REFER TO THE 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR ADDITIONAL RATES AND METHODS NOT COVERED.

STANDARD SEDIMENT CONTROL NOTES

- 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 MAY CONSTRUCTION, (313-1825).
- 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.
- FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN: A) 7 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DICES, PERIMETER SLOPES AND ALL SLOPES GREATER THAN 3:1, B) 14 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
- 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.
- ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 1981 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR PERMANENT SEEDING (SEC.51), SOD (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.
- ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMITS FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
- SITE ANALYSIS:

TOTAL AREA OF SITE:	3.80 ACRES
AREA DISTURBED:	3.30 ACRES
AREA TO BE ROOFED OR PAVED:	2.40 ACRES
AREA TO BE VEGETATIVELY STABILIZED:	0.90 ACRES
TOTAL CUT:	3,390 CU. YDS.
TOTAL FILL:	3,360 CU. YDS.
TOTAL WASTE/BORROW AREA LOCATION:	N/A

THESE QUANTITIES ARE FOR PERMIT PURPOSES ONLY. CONTRACTOR IS REQUIRED TO PROVIDE HIS OWN QUANTITY MEASUREMENTS.
- ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.
- ADDITIONAL SEDIMENT CONTROL MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
- 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.
- 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.

TEMPORARY DUST CONTROL MEASURES

- MULCHES - SEE STANDARDS FOR VEGETATIVE STABILIZATION WITH MULCHES ONLY. MULCH SHOULD BE CRIMPED OR TACKED TO PREVENT BLOWING.
- VEGETATIVE COVER - SEE STANDARDS FOR TEMPORARY VEGETATIVE COVER.
- TILLAGE - TO ROUGHEN SURFACE AND BRING CLODS TO THE SURFACE. THIS IS AN EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE SOIL BLOWING STARTS. BEGIN PLOWING ON WINDWARD SIDE OF SITE. CHISEL-TYPE PLOWS APOED ABOUT 12" APART. SPRING-TOOTHED HARROWS, AND SIMILAR PLOWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT.
- IRRIGATION - THIS IS GENERALLY DONE AS AN EMERGENCY TREATMENT. SITE IS SPRINKLED WITH WATER UNTIL THE SURFACE IS MOIST. REPEAT AS NEEDED. AT NO TIME SHOULD THE SITE BE IRRIGATED TO THE POINT THAT RUNOFF BEGINS TO FLOW.
- BARRIERS - SOLID BOARD FENCES, SILT FENCES, SNOW FENCES, BURLAP FENCES, STRAW BALES, AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING. BARRIERS PLACED AT RIGHT ANGLES TO PREVAILING CURRENTS AT INTERVALS OF ABOUT 10 TIMES THEIR HEIGHT ARE EFFECTIVE IN CONTROLLING SOIL BLOWING.
- CALCIUM CHLORIDE - APPLY AT RATES THAT WILL KEEP SURFACE MOIST. MAY NEED RETREATMENT.

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.

CONDITIONS WHERE PRACTICE APPLIES

1. THIS PRACTICE IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPES WHERE:

- THE TEXTURE OF THE EXPOSED SUBSOIL/PARENT MATERIAL IS NOT ADEQUATE TO PRODUCE VEGETATIVE GROWTH.
- THE SOIL MATERIAL IS SO SHALLOW THAT THE ROOTING ZONE IS NOT DEEP ENOUGH TO SUPPORT PLANTS OR FURNISH CONTINUING SUPPLIES OF MOISTURE AND PLANT NUTRIENTS.
- THE ORIGINAL SOIL TO BE VEGETATED CONTAINS MATERIAL TOXIC TO PLANT GROWTH.
- THE SOIL IS SO ACIDIC THAT TREATMENT WITH LIMESTONE IS NOT FEASIBLE.

II. FOR THE PURPOSE OF THESE STANDARDS AND SPECIFICATIONS, AREAS HAVING SLOPES STEEPER THAN 2:1 REQUIRE SPECIAL CONSIDERATION AND DESIGN FOR ADEQUATE STABILIZATION. AREAS HAVING SLOPES STEEPER THAN 2:1 SHALL HAVE THE APPROPRIATE STABILIZATION SHOWN ON THE PLANS.

CONSTRUCTION AND MATERIAL SPECIFICATIONS

- TOPSOIL SALVAGED FROM THE EXISTING SITE MAY BE USED PROVIDED THAT IT MEETS THE STANDARDS AS SET FORTH IN THESE SPECIFICATIONS. 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:
 - TOPSOIL SHALL BE A LOAM, SANDY LOAM, CLAY LOAM, SILT LOAM, SANDY CLAY LOAM, LOAMY SAND. OTHER SOILS MAY BE USED IF RECOMMENDED BY AN AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY. REGARDLESS, TOPSOIL SHALL NOT BE A MIXTURE OF CONTRASTING TEXTURED SUBSOILS AND SHALL CONTAIN LESS THAN 5% BY VOLUME OF CINDERS, STONES, SLAG, COARSE FRAGMENTS, GRAVEL, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1 1/2" IN DIAMETER.
 - TOPSOIL MUST BE FREE OF PLANTS OR PLANT PARTS SUCH AS BERMUDA GRASS, QUACKGRASS, JOHNSON-SON GRASS, NUTSEDGE, POISON IVY, THISTLE, OR OTHERS AS SPECIFIED.
 - WHERE THE SUBSOIL IS EITHER HIGHLY ACIDIC OR COMPOSED OF HEAVY CLAYS, GROUND LIMESTONE SHALL BE SPREAD AT THE RATE OF 4-8 TONS/ACRE (200-400 POUNDS PER 1,000 SQUARE FEET) PRIOR TO THE PLACEMENT OF TOPSOIL. LIME SHALL BE DISTRIBUTED UNIFORMLY OVER DESIGNATED AREAS AND WORKED INTO THE SOIL IN CONJUNCTION WITH TILLAGE OPERATIONS AS DESCRIBED IN THE FOLLOWING PROCEDURES.

- FOR SITES HAVING DISTURBED AREAS UNDER 5 ACRES:
 - PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 20.0 VEGETATIVE STABILIZATION - SECTION I - VEGETATIVE STABILIZATION METHODS AND MATERIALS.
- FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES:
 - ON SOIL MEETING TOPSOIL SPECIFICATIONS, OBTAIN TEST RESULTS DICTATING FERTILIZER AND LIME AMENDMENTS REQUIRED TO BRING THE SOIL INTO COMPLIANCE WITH THE FOLLOWING:
 - PH FOR TOPSOILS SHALL BE BETWEEN 6.0 AND 7.5. IF THE TESTED SOIL DEMONSTRATES A PH OF LESS THAN 6.0, SUFFICIENT LIME SHALL BE PRESCRIBED TO RAISE THE PH TO 6.5 OR HIGHER.
 - ORGANIC CONTENT OF TOPSOIL SHALL BE NOT LESS THAN 1.5 PERCENT BY WEIGHT.
 - TOPSOIL HAVING SOLUBLE SALT CONTENT GREATER THAN 500 PARTS PER MILLION SHALL NOT BE USED.
 - NO SOD OR SEED SHALL BE PLACED ON SOIL WHICH HAS BEEN TREATED WITH SOIL STERILANTS OR CHEMICALS USED FOR WEED CONTROL UNTIL SUFFICIENT TIME HAS ELAPSED (14 DAYS MIN.) TO PERMIT DISSIPATION OF PHYTO-TOXIC MATERIALS.
 - NOTE: TOPSOIL SUBSTITUTES OR AMENDMENTS, AS RECOMMENDED BY A QUALIFIED AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY, MAY BE USED IN LIEU OF NATURAL TOPSOIL.
 - PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 20.0 VEGETATIVE STABILIZATION - SECTION I - VEGETATIVE STABILIZATION METHODS AND MATERIALS.

- TOPSOIL APPLICATION
 - 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.
 - GRADES ON THE AREAS TO BE TOPSOILED, WHICH HAVE BEEN PREVIOUSLY ESTABLISHED, SHALL BE MAINTAINED, ALBERT 4" - 8" HIGHER IN ELEVATION.
 - TOPSOIL SHALL BE UNIFORMLY DISTRIBUTED IN A 4" TO 8" LAYER AND LIGHTLY COMPACTED TO A MINIMUM THICKNESS OF 4". SPREADING SHALL BE PERFORMED IN SUCH A MANNER THAT SODDING OR SEEDING CAN PROCEED WITH A MINIMUM OF ADDITIONAL SOIL PREPARATION AND TILLAGE. ANY IRREGULARITIES IN THE SURFACE RESULTING FROM TOPSOILING OR OTHER OPERATIONS SHALL BE CORRECTED IN ORDER TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER POCKETS.
 - TOPSOIL SHALL NOT BE PLACED WHILE THE TOPSOIL OR SUBSOIL IS IN A FROZEN OR MUDDY CONDITION, WHEN THE SUBSOIL IS EXCESSIVELY WET OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDBED PREPARATION.
- 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:
 - 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:
 - COMPOSTED SLUDGE SHALL BE SUPPLIED BY, OR ORIGINATE FROM, A PERSON OR PERSONS WHO ARE PERMITTED (AT THE TIME OF ACQUISITION OF THE COMPOST) BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT UNDER COMAR 26.04.06.
 - COMPOSTED SLUDGE SHALL CONTAIN AT LEAST 1 PERCENT NITROGEN, 1.5 PERCENT PHOSPHOROUS, AND 0.2 PERCENT POTASSIUM AND HAVE A PH OF 7.0 TO 8.0. IF COMPOST DOES NOT MEET THESE REQUIREMENTS, THE APPROPRIATE CONSTITUENTS MUST BE ADDED TO MEET THE REQUIREMENTS PRIOR TO USE.
 - COMPOSTED SLUDGE SHALL BE APPLIED AT A RATE OF 1 TON/1,000 SQUARE FEET.
 - COMPOSTED SLUDGE SHALL BE AMENDED WITH A POTASSIUM FERTILIZER APPLIED AT THE RATE OF 4 LB/1,000 SQUARE FEET, AND 1/3 THE NORMAL LIME APPLICATION RATE.

- REFERENCES: GUIDELINE SPECIFICATIONS, SOIL PREPARATION AND SODDING. MD-VA, PUB. #1, COOPERATIVE EXTENSION SERVICE, UNIVERSITY OF MARYLAND AND VIRGINIA POLYTECHNIC INSTITUTES. REVISED 1973.

- 20.0 VEGETATIVE STABILIZATION - SECTION I - VEGETATIVE STABILIZATION METHODS AND MATERIALS.

- 20.0 VEGETATIVE STABILIZATION - SECTION I - VEGETATIVE STABILIZATION METHODS AND MATERIALS.

- 20.0 VEGETATIVE STABILIZATION - SECTION I - VEGETATIVE STABILIZATION METHODS AND MATERIALS.

- 20.0 VEGETATIVE STABILIZATION - SECTION I - VEGETATIVE STABILIZATION METHODS AND MATERIALS.

- 20.0 VEGETATIVE STABILIZATION - SECTION I - VEGETATIVE STABILIZATION METHODS AND MATERIALS.

- 20.0 VEGETATIVE STABILIZATION - SECTION I - VEGETATIVE STABILIZATION METHODS AND MATERIALS.

- 20.0 VEGETATIVE STABILIZATION - SECTION I - VEGETATIVE STABILIZATION METHODS AND MATERIALS.

- 20.0 VEGETATIVE STABILIZATION - SECTION I - VEGETATIVE STABILIZATION METHODS AND MATERIALS.

- 20.0 VEGETATIVE STABILIZATION - SECTION I - VEGETATIVE STABILIZATION METHODS AND MATERIALS.

- 20.0 VEGETATIVE STABILIZATION - SECTION I - VEGETATIVE STABILIZATION METHODS AND MATERIALS.

- 20.0 VEGETATIVE STABILIZATION - SECTION I - VEGETATIVE STABILIZATION METHODS AND MATERIALS.

- 20.0 VEGETATIVE STABILIZATION - SECTION I - VEGETATIVE STABILIZATION METHODS AND MATERIALS.

- 20.0 VEGETATIVE STABILIZATION - SECTION I - VEGETATIVE STABILIZATION METHODS AND MATERIALS.

DETAIL 33 - SUPER SILT FENCE

Construction Specifications

- 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.
- Chain link fence shall be fastened securely to the fence posts with wire ties. The lower tension wire, brace and truss rods, drive anchors and post caps are not required except on the ends of the fence.
- Filter cloth shall be fastened securely to the chain link fence with ties spaced every 24" at the top and mid section.
- Filter cloth shall be embedded a minimum of 6" into the ground.
- When two sections of filter cloth adjoin each other, they shall be overlapped by 6" and folded.
- Maintenance shall be performed as needed and silt buildup removed when "bulges" develop in the silt fence, or when silt reaches 50% of fence height.
- Filter cloth shall be fastened securely to each fence post with wire ties or staples at top and mid section and shall meet the following requirements for Geotextile Class C:

Tensile Strength	50 lbs/in (min.)	Test: HMT 509
Tensile Modulus	20 lbs/in (min.)	Test: HMT 509
Flow Rate	0.3 gal/15min/ft (max.)	Test: HMT 502
Filtering Efficiency	75% (min.)	Test: HMT 322

SUPER SILT FENCE

Design Criteria			
Slope	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

DETAIL 23A - STANDARD INLET PROTECTION

Construction Specifications

- Excavate completely around the inlet to a depth of 18" below the notch elevation.
- Drive the 2' x 4' construction grade lumber posts 1' into the ground at each corner of the inlet. Place nail strips between the posts on the ends of the inlet. Assemble the top portion of the 2' x 4' frame using the overlap joint shown on Detail 23A. The top of the frame (eave) must be 6" below adjacent roadways where flooding and safety issues may arise.
- Stretch the 1/2" x 1/2" wire mesh tightly around the frame and fasten securely. The ends must meet and overlap at a post.
- Stretch the Geotextile Class E tightly over the wire mesh with the geotextile extending from the top of the frame to 18" below the inlet notch elevation. Fasten the geotextile firmly to the frame. The ends of the geotextile must meet at a post, be overlapped and folded, then fastened down.
- Backfill around the inlet in compacted 6" layers until the layer of earth is level with the notch elevation on the ends and top elevation on the sides.
- If the inlet is not in a sump, construct a compacted earth dike across the ditch line directly below it. The top of the earth dike should be at least 6" higher than the top of the frame.
- The structure must be inspected periodically and after each rain and the geotextile replaced when it becomes clogged.

DETAIL 24 - STABILIZED CONSTRUCTION ENTRANCE

Construction Specification

- Length - minimum of 50' (+30' for single residence lot).
- Width - 10' minimum, should be flared at the existing road to provide a turning radius.
- Geotextile fabric (filter cloth) shall be placed over the existing ground prior to placing stone. The pipe approval authority may not require single family residences to use geotextile.
- Stone - crushed aggregate (2" to 3") or reclaimed or recycled concrete equivalent shall be placed at least 6" deep over the length and width of the entrance.
- Surface Water - all surface water flowing to or diverted toward construction entrances shall be piped through the entrance, maintaining positive drainage. Pipe installed through the stabilized construction entrance shall be protected with a nountable berm with 5:1 slope and a minimum of 6" of stone over the pipe. Pipe has to be sized according to the drainage. When the SCE is located at a high spot and has no drainage to convey a pipe will not be necessary. Pipe should be sized according to the amount of runoff to be conveyed. A 6' minimum will be required.
- Location - A stabilized construction entrance shall be located at every point where construction traffic enters or leaves a construction site. Vehicles leaving the site must travel over the entire length of the stabilized construction entrance.

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAN FOR SEDIMENT AND EROSION 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.

[Signature] 12/15/2011
ENGINEER - BRUN P. ELBERT DATE

OWNER'S CERTIFICATE

I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN OF DEVELOPMENT FOR SEDIMENT AND EROSION CONTROL, AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A FLOW 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.

[Signature] 12/12/11
AT&P HOWARD SQUARE II STATUTORY TRUST DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 12/15/11
BRUN P. ELBERT DATE

[Signature] 12/15/11
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 12/15/11
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

[Signature] 3-9-12
DIRECTOR MARYSHEA MCLAUGHLIN DATE

BENCHMARK ENGINEERING, INC.

6400 BALTIMORE NATIONAL PRICE SUITE 418 ELLICOTT CITY, MARYLAND 21043
(410) 465-6105 (F) 410-465-6944
60 THOMAS JOHNSON DRIVE FREDERICK, MARYLAND 21702
(301) 371-3505 (F) 301-371-3506
WWW.BE-ENGINEERING.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. 20555, expires 7-22-2013.

[Signature] 12/15/2011

DEVELOPER/OWNER:

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

HOWARD SQUARE PHASE 2, SECTION A

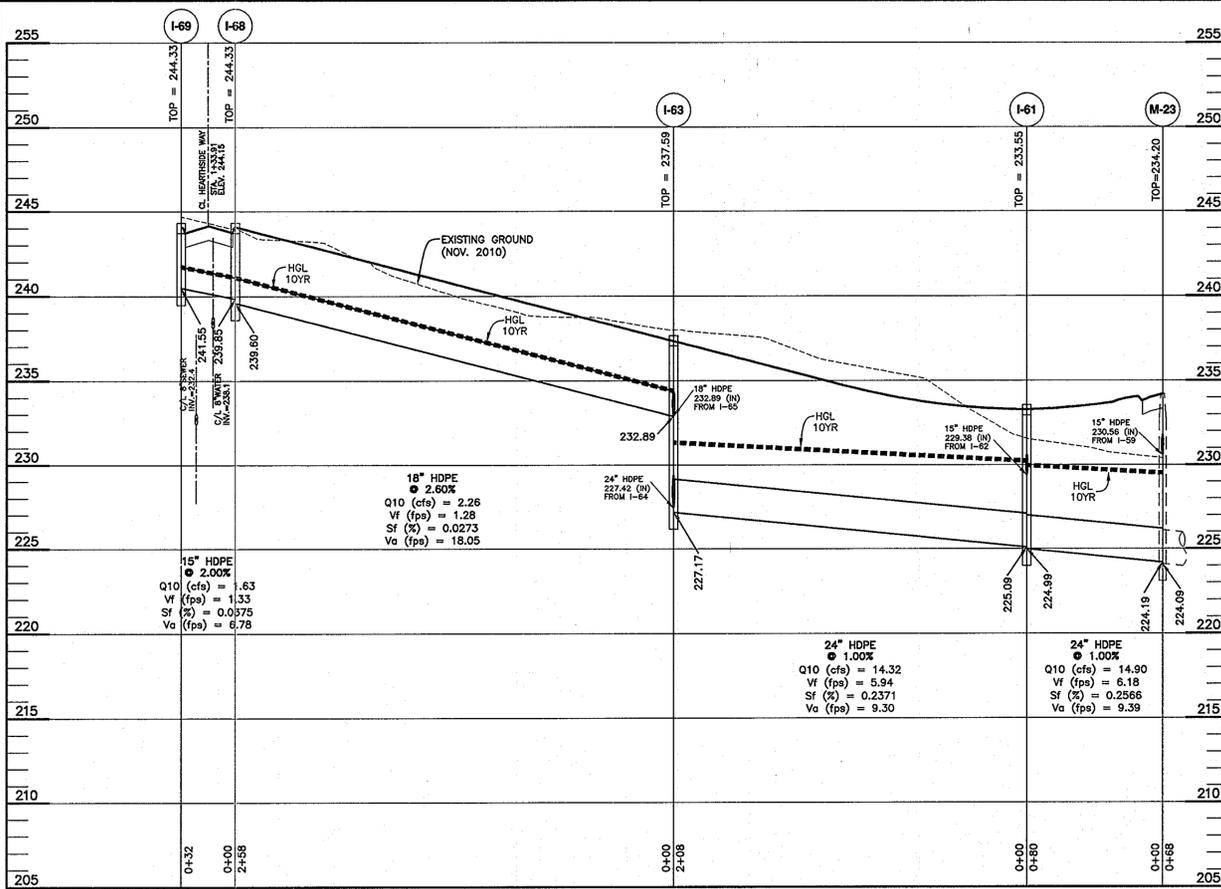
LOTS 103 - 158 AND OPEN SPACE LOT 159
56 TOWNHOUSE UNITS ON FEE-SIMPLE LOTS

TAX MAP: 43 GRID 3 & 9 - PARCEL: A-3
ZONED: CAC-CL1 PLAT NO. 21781-21784
ELECTION DISTRICT NO. 1 - HOWARD COUNTY, MARYLAND

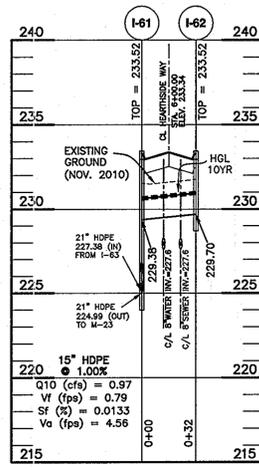
SEDIMENT CONTROL NOTES AND DETAILS

DATE: DECEMBER, 2011 BEI PROJECT NO. 2337

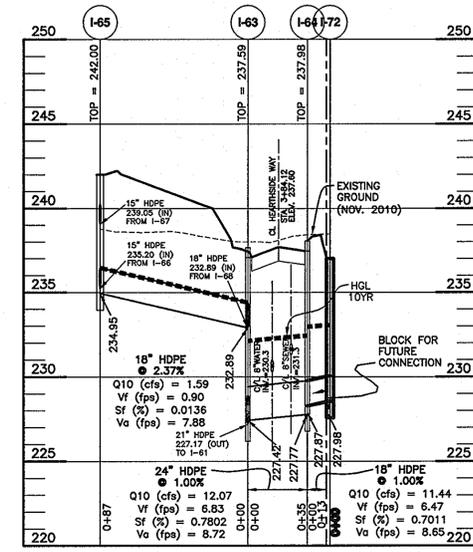
DRAFT:MCR/BFC CHECK:CAM/BFC SCALE: AS SHOWN SHEET 4 OF 8



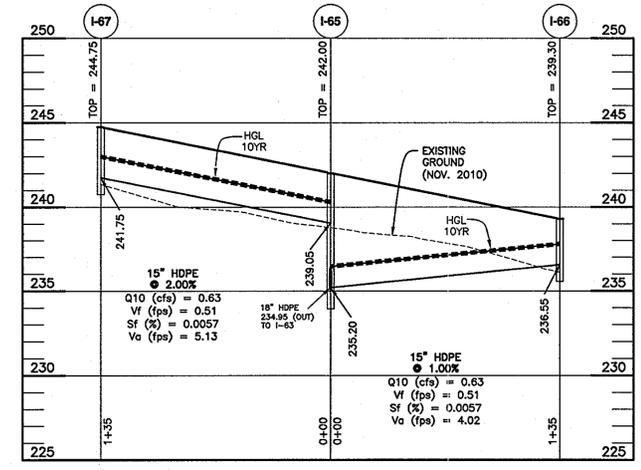
I-69 TO EX. M-23
SCALE: HOR. 1"=50'
VER. 1"=5'



I-61 TO I-62
SCALE: HOR. 1"=50'
VER. 1"=5'



I-65 TO I-72(FUTURE)
SCALE: HOR. 1"=50'
VER. 1"=5'



I-67 TO I-66 / PRIVATE ALLEY
SCALE: HOR. 1"=50'
VER. 1"=5'

STRUCTURE TABLE										
NUMBER	TYPE	LOCATION	INVERT IN	INVERT OUT	TOP ELEV.	THROAT ELEV.	HO. CO. STD.	DETAIL	MAINTENANCE	PLAN
INLETS										
I-61	A-5	6+00.00 Hearside Way; offset 14.43' left	225.09 (I-63)	229.38 (I-62)	224.98	233.52	N/A	D-4.01 or D-4.02	PRIVATE	"CURRENT"
I-62	A-5	6+00.00 Hearside Way; offset 14.43' right	-	-	229.70	233.52	N/A	D-4.01 or D-4.02	PRIVATE	"CURRENT"
I-63	A-5	3+91.65 Hearside Way; offset 14.43' left	232.89 (I-68 & I-65)	227.42 (I-64)	227.17	237.59	N/A	D-4.01 or D-4.02	PRIVATE	"CURRENT"
I-64	A-5	3+76.58 Hearside Way; offset 14.43' right	227.87	-	227.77	237.98	N/A	D-4.01 or D-4.02	PRIVATE	"CURRENT"
I-65	S	N 549059.7629 E 1373767.4450	239.05 (I-67)	235.20 (I-66)	234.95	242.00	N/A	D-4.22	PRIVATE	"CURRENT"
I-66	S	N 549110.4058 E 1373892.7158	-	-	236.55	239.30	N/A	D-4.22	PRIVATE	"CURRENT"
I-67	S	N 549009.1199 E 1373642.1742	-	-	241.75	244.75	N/A	D-4.22	PRIVATE	"CURRENT"
I-68	A-5	1+33.91 Hearside Way; offset 14.43' left	239.85	-	239.60	244.33	N/A	D-4.01 or D-4.02	PRIVATE	"CURRENT"
I-69	A-5	1+33.91 Hearside Way; offset 14.43' right	-	-	240.49	244.33	N/A	D-4.01 or D-4.02	PRIVATE	"CURRENT"

STRUCTURE LOCATION FOR MANHOLES IS AT THE CENTER OF THE MANHOLE RIM.
STRUCTURE LOCATION FOR INLETS IS AT THE CENTER OF THE INLET FACE.
STRUCTURE LOCATION FOR THE END-SECTIONS IS AT THE MIDPOINT OF THE END OF THE STRUCTURE.
PRECAST STRUCTURES MEETING HS-20 LOADING MAY BE USED.

PIPE SCHEDULE			
SIZE	TYPE	LENGTH (L.F.)	MAINTENANCE
15"	HDPEP	334	PRIVATE
18"	HDPEP	474	PRIVATE
24"	HDPEP	322	PRIVATE

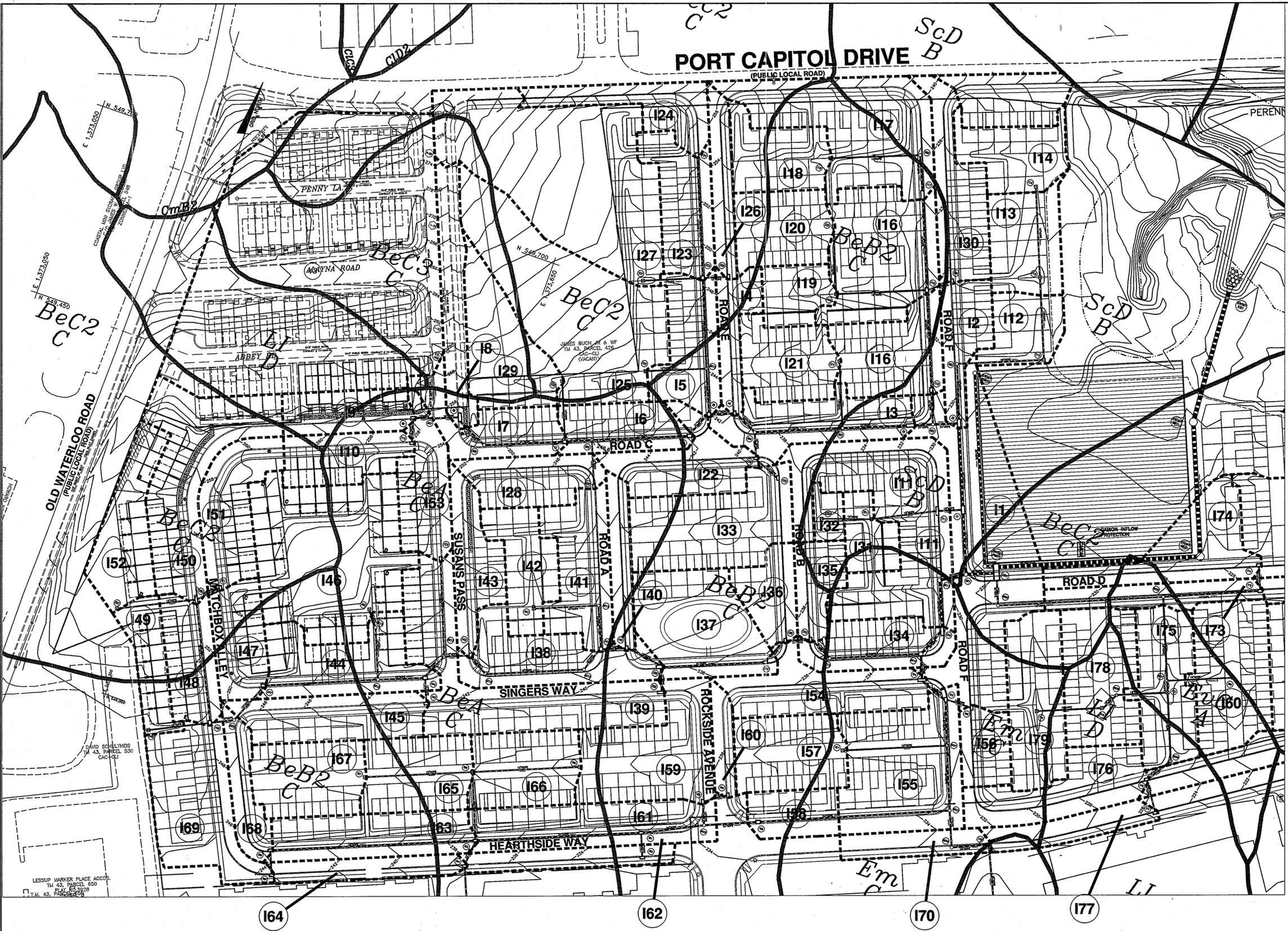
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 3/8/12
CHIEF, DEVELOPMENT ENGINEERING DIVISION

[Signature] 3/9/12
CHIEF, DIVISION OF LAND DEVELOPMENT

[Signature] 3-9-12
DIRECTOR

NO.	DATE	REVISION
BENCHMARK ENGINEERS & LAND SURVEYORS & PLANNERS ENGINEERING, INC. 8480 BALTIMORE NATIONAL PIKE & SUITE 418 & ELLICOTT CITY, MARYLAND 21043 (P) 410-465-8105 (F) 410-465-8844 60 THOMAS JOHNSON DRIVE & FREDERICK, MARYLAND 21702 (P) 301-371-3505 (F) 301-371-3505 WWW.BEI-ENGINEERING.COM		
DEVELOPER/OWNER: ATAPCO HOWARD SQUARE II STATUTORY TRUST 10 E. Baltimore St. Suite 1600 Baltimore, MD 21202 (410) 347-7189		HOWARD SQUARE PHASE 2, SECTION A LOTS 103 - 158 AND OPEN SPACE LOT 159 56 TOWNHOUSE UNITS ON FEE-SIMPLE LOTS TAX MAP: 43 GRID 3 & 9 - PARCEL A-3 ZONED: CAC-CU PLAT No. 21781-21784 ELECTION DISTRICT NO. 1 - HOWARD COUNTY, MARYLAND STORM DRAIN PROFILES DATE: DECEMBER, 2011 BEI PROJECT NO. 2337 DRAFT:MCR/BFC CHECK:CAM/BFC SCALE: AS SHOWN SHEET 6 OF 8



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	0.51	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	0.46	73.8
I-16	CAC-CL1	0.49	0.42	70.7
I-17	CAC-CL1	0.50	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	0.26	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	0.36	0.54	78.6
I-45	CAC-CL1	0.30	0.60	82.5
I-46	CAC-CL1	0.80	0.33	65.3
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	0.15	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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

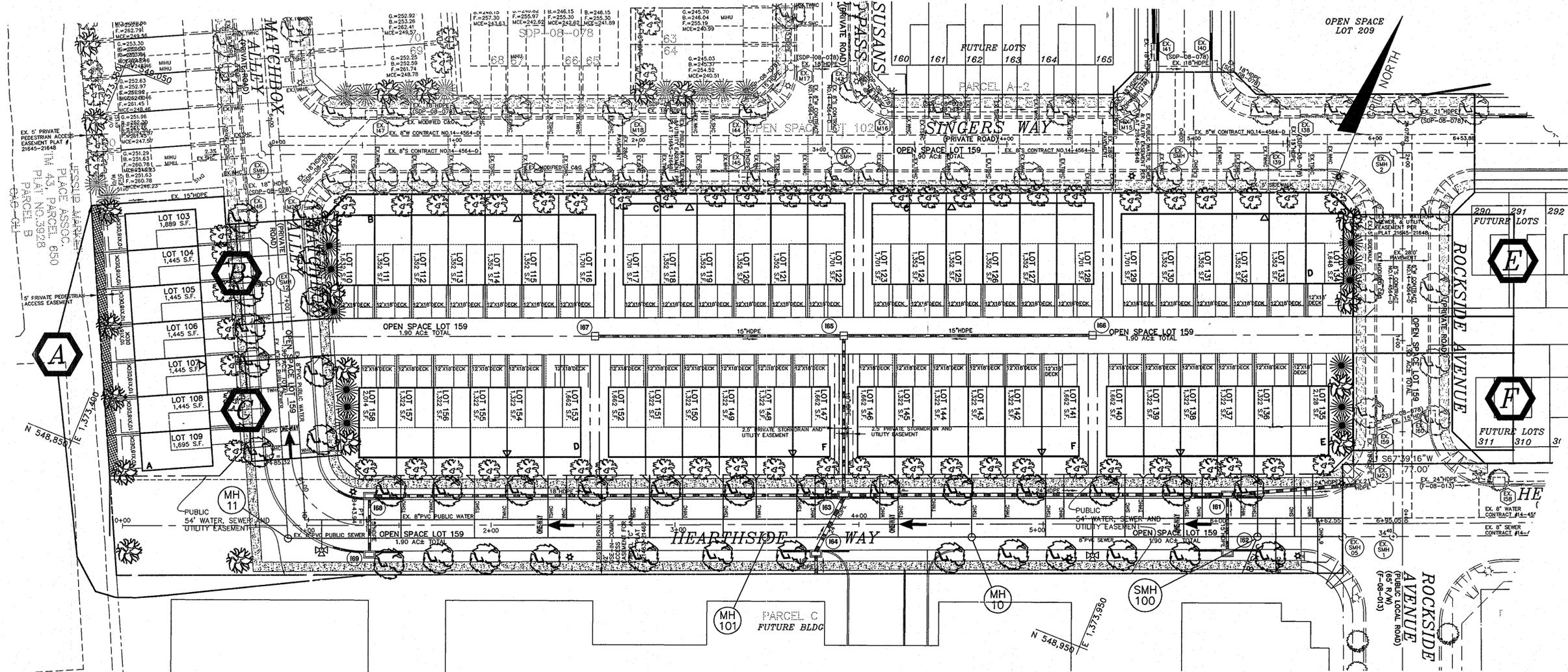
[Signature] 7/31/12
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

[Signature] 3/19/12
 CHIEF, DIVISION OF LAND DEVELOPMENT

[Signature] 3-9-12
 DIRECTOR

SYMBOL	HYDRIC	HYDROLOGIC GROUP	SOILS CHART 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
EmB2	YES	B	CHILLUM SILT LOAM, 1 TO 5 PERCENT SLOPES, MODERATELY ERODED
Em	YES	D	ELKTON SILT LOAM
EVC	YES	A	EVESBORO LOAMY SAND, 5 TO 15 PERCENT SLOPES
LI	YES	D	LEONARDTOWN SILT LOAM
ScD	YES	C	SANDY AND CLAYEY LAND, MODERATELY ERODED

NO.	DATE	REVISION
<p align="center">BENCHMARK ENGINEERS, ARCHITECTS & PLANNERS ENGINEERING, INC.</p> <p>8480 BALTIMORE NATIONAL PIKE SUITE 418 & ELLICOTT CITY, MARYLAND 21043 (P) 410-465-6105 (F) 410-465-6544</p> <p>60 THOMAS JOHNSON DRIVE & FREDERICK, MARYLAND 21702 (P) 301-371-3505 (F) 301-371-3508 WWW.BE-CIVILENGINEERING.COM</p>		
DEVELOPER/OWNER: ATAPCO HOWARD SQUARE II STATUTORY TRUST 10 E. Baltimore St. Suite 1600 Baltimore, MD 21202 (410) 347-7189		HOWARD SQUARE PHASE 2, SECTION A LOTS 103 - 158 AND OPEN SPACE LOT 159 56 TOWNHOUSE UNITS ON FEE-SIMPLE LOTS TAX MAP: 43 GRID 3 & 9 - PARCEL A-3 ZONED: CAC-CL1 PLAT NO. 21181- 21184 ELECTION DISTRICT NO. 1 - HOWARD COUNTY, MARYLAND SOIL AND STORM DRAINAGE AREA MAP DATE: DECEMBER, 2011 BEI PROJECT NO. 2337
DRAFT:MCR/BFC	CHECK:CAM/BFC	SCALE: AS SHOWN SHEET 7 OF 8



LANDSCAPING PLAN
SCALE: 1" = 30'

SCHEDULE A PERIMETER LANDSCAPE EDGE

CATEGORY	ADJ. TO PERIMETER ROAD					TOTAL
	(A)	(B)	(C)	(E)	(F)	
LANDSCAPE TYPE	A	C	C	C	C	N/A
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	332'	55'	55'	56'	53'	551'
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO	NO	N/A
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO	NO	N/A
NUMBER OF PLANTS REQUIRED	332'	55'	55'	56'	53'	551'
SHADE TREES	6	2	2	2	2	14
EVERGREEN TREES	-	3	3	3	3	12
OTHER TREES (2:1 SUBSTITUTE)	-	-	-	-	-	-
SHRUBS	-	-	-	-	-	-

LANDSCAPE PLANTING LIST

SYMBOL	QUANTITY	NAME	REMARKS
	14	TILIA CORDATA 'GREENSPRUE' (Greenspire Littleleaf Linden)	2-1/2" - 3" cal.
	12	PRINUS STROBUS (Eastern White Pine)	6' - 8' ht.
	56	QUERCUS RUBRA (Red Oak)	2-1/2" - 3" cal.

STREET TREES

SYMBOL	QUANTITY	NAME	REMARKS
	36	PRINUS SARGENTI/SARGENT CHERRY	2-1/2" - 3" CAL.

STREET TREE SCHEDULE

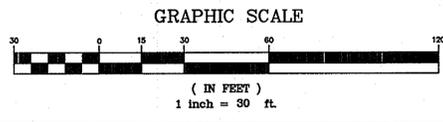
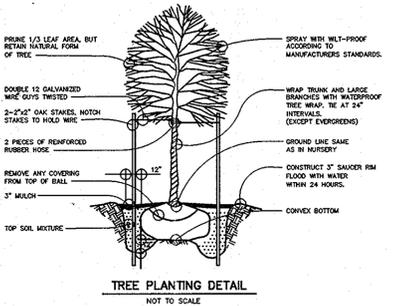
ROAD NAME	PERIMETER	TREES REQ.	TREES PROV.
MATCHBOX ALLEY	378'	10	10
HEARTHSIDE WAY	1020'	26	26
TOTAL		36	36

SCHEDULE B RESIDENTIAL INTERNAL LANDSCAPING

NUMBER OF LOTS	TREES REQ.	TREES PROV.
56	56	56

LANDSCAPING NOTES

- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL.
- THE FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING SHALL BE POSTED AS PART OF THE GRADING PERMIT IN THE AMOUNT OF \$22,800.00 FOR 70 SHADE TREES AND 12 EVERGREEN TREES. THE FINANCIAL SURETY FOR 36 STREET TREES IN THE AMOUNT OF \$10,800.00 WILL BE INCLUDED AS PART OF THE GRADING PERMIT.



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 Landscaping 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 Landscaping 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.

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 HEREWIT LISTED AND APPROVED FOR THIS SITE, SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPING 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.

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 OF 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.

Debra P. McCarroll 12/12/11
ADAPTED HOWARD SQUARE II STATUTORY TRUST DATE

Veronica 3/9/12
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

Kimberly Lawson 3-9-12
DIRECTOR DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
CHIEF, DEVELOPMENT ENGINEERING DIVISION
CHIEF, DIVISION OF LAND DEVELOPMENT
DIRECTOR

NO.	DATE	REVISION
BENCHMARK ENGINEERING, INC. ENGINEERS & LAND SURVEYORS & PLANNERS 8490 BALTIMORE NATIONAL PIKE SUITE 418 BALTIMORE, MARYLAND 21043 (P) 410-465-6105 (F) 410-465-6944 60 THOMAS JOHNSON DRIVE FREDERICK, MARYLAND 21702 (P) 301-371-3505 (F) 301-371-3506 WWW.BE-CVLENGINEERING.COM		
DEVELOPER/OWNER: ATAPCO HOWARD SQUARE II STATUTORY TRUST 10 E. Baltimore St. Suite 1600 Baltimore, MD 21202 (410) 347-7189		
HOWARD SQUARE PHASE 2, SECTION A LOTS 103 - 158 AND OPEN SPACE LOT 159 56 TOWNHOUSE UNITS ON FEE-SIMPLE LOTS TAX MAP: 43 GRID 3 & 9 - PARCEL: A-3 ZONED: CAC-011 Plot No. 21761-21764 ELECTION DISTRICT NO. 1 - HOWARD COUNTY, MARYLAND		
LANDSCAPE PLAN		
DATE: DECEMBER, 2011	BEI PROJECT NO. 2337	
DRAFT:MCR/BFC	CHECK:CAM/BFC	SCALE: AS SHOWN SHEET 8 OF 8