

COORDINATE TABLE

POINT	NORTHING	EASTING
83	549790.084	1373337.276
85	549810.897	1373400.724
86	549844.073	1373486.326
87	549605.915	1373796.642
88	549903.959	1373640.849
89	550000.159	1373889.070
90	550078.101	1374097.234
91	550116.651	1374242.970
92	550169.249	1374383.446
93	550213.680	1374473.590
94	550231.212	1374520.415
95	550200.428	1374588.298
96	550072.730	1374645.685
97	550048.339	1374640.201
98	549975.368	1374672.993
99	549935.910	1374707.170
104	549774.288	1373285.964
106	549690.906	1373229.813
110	549201.963	1374962.827
111	549544.965	1373642.674
115	549407.501	1374944.631
116	549343.026	1374973.605
117	549213.035	1374979.483
118	549321.503	1374974.504
119	549544.763	1373229.963
121	549026.130	1373220.725
122	549096.098	1373301.910
125	548539.844	1373595.508
126	548677.385	1373941.749
127	548679.493	1373940.933
128	548806.060	1374269.886
129	548869.030	1374406.680
130	548913.157	1374520.207
131	548990.942	1374648.258
132	549051.625	1374738.720
133	549120.142	1374840.870
134	548893.021	1374468.403
136	548835.009	1374332.770
161	548651.083	1373541.260
162	548641.851	1373522.511

NOTE: COORDINATES AND GRID TICS SHOWN HEREON ARE BASED ON NAD 83 AND ARE IN U.S. SURVEY FEET. TO CONVERT TO METERS DIVIDE BY 3.28083333.

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

OWNERS

ATAPCO HOWARD SQUARE I BUSINESS TRUST
10 EAST BALTIMORE STREET, STE 1600
BALTIMORE, MD 21202
(410) 347-7146

THE REQUIREMENTS OF §§3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Gary E. Lane 10/14/10
GARY E. LANE, L.S., MD NO. 574 DATE

ATAPCO HOWARD SQUARE I BUSINESS TRUST
BY: ATAPCO HOWARD SQUARE TRUSTEE, LLC, ITS TRUSTEE
Jeffrey P. McCormack 10/14/10
JEFFREY P. McCORMACK, VICE PRESIDENT & SECRETARY DATE

AREA TABULATION (TOTAL)

NUMBER OF BUILDABLE LOTS	43
NUMBER OF BULK PARCELS	1
NUMBER OF OPEN SPACE LOTS	1
NUMBER OF LOTS OR PARCELS	45
AREA OF BUILDABLE LOTS OR PARCELS	1.03 AC ±
AREA OF OPEN SPACE LOTS	1.88 AC ±
AREA OF BULK PARCEL	40.29 AC ±
AREA OF 100 YEAR FLOODPLAIN	0.75 AC ±
AREA OF PROPOSED ROADWAY	0
TOTAL AREA	43.20 AC ±

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT

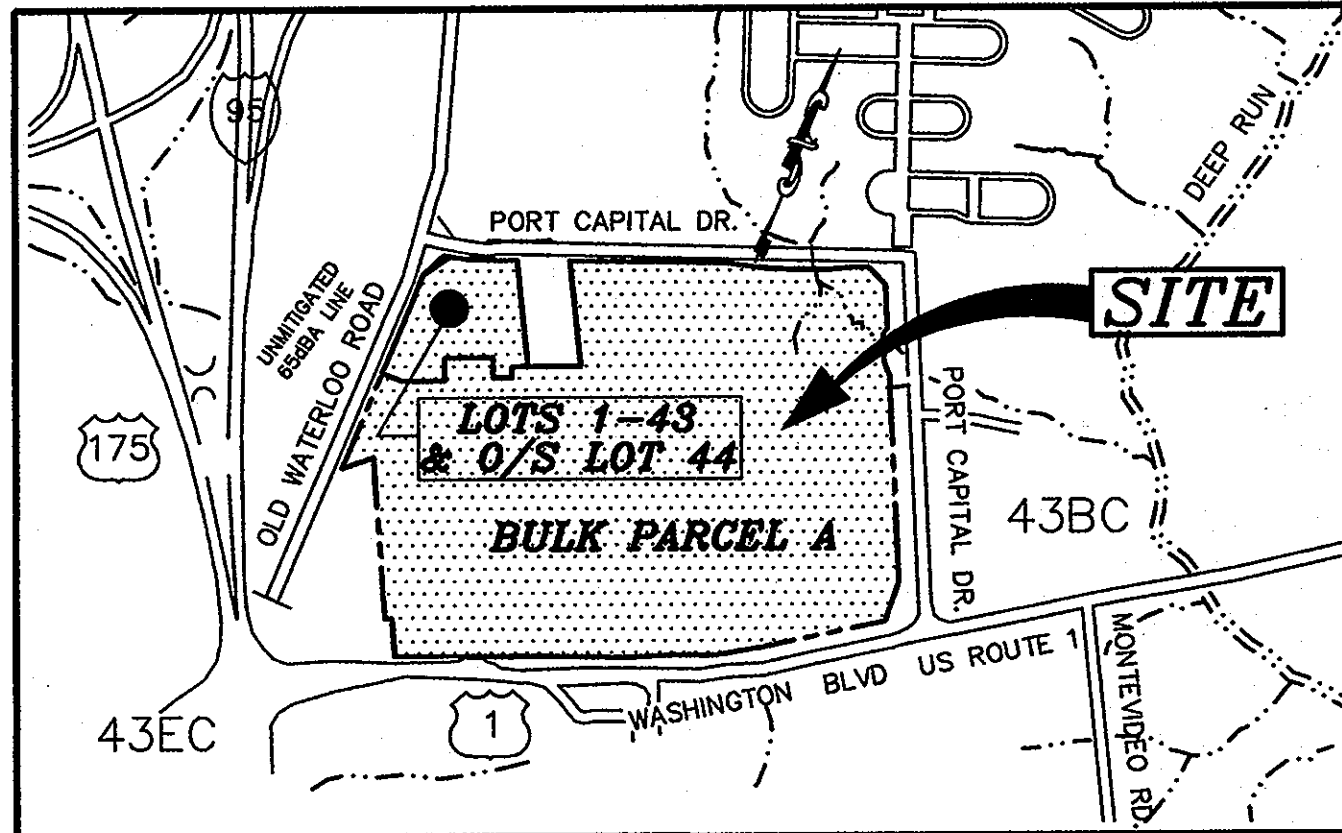
Peter Beilenson 11/4/2010
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

David Polonsky 10/21/10
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Jeffrey P. McCormack 11/9/10
DIRECTOR DATE

- THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT UNDER F-09-007 AND SDP-08-046. 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.
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, AND OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION EASEMENT"), LOCATED IN, ON, OVER AND THROUGH LOTS 1-44 AND BULK PARCEL A, ANY CONVEYANCE OF AFORESAID PARCEL SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID PARCEL. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION EASEMENT. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENT, UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF THE DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF THE EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- WP-09-025 WAS APPROVED IN SEPTEMBER 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.
- WP-11-117 WAS APPROVED IN AUGUST 2010, WAIVING SECTION 16.158(a)(2) WHICH ESTABLISHES TIMELINES (45 DAYS) FOR THE SUBMISSION OF REVISED PLANS AND SECTION 16.1104(b) WHICH OUTLINES THE PHASING PROCESS AND THE ESTABLISHMENT OF THE PHASING SCHEDULE AND ASSOCIATED MILESTONES. WAIVER APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
 - 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 NEXT PHASE FOR 73 UNITS ON OR BEFORE SEPTEMBER 30, 2011.
 - REVISED PLANS WILL BE SUBMITTED TO ALL SRC AGENCIES FOR REVIEW.



VICINITY MAP

SCALE: 1"=600'
ADC: 5054,(E-2, E-3)

PURPOSE OF THIS PLAT IS TO EXPAND EXISTING EASEMENTS, ESTABLISH 43 NEW FEE-SIMPLE LOTS AND TO CREATE OPEN SPACE LOT 44

- WP-10-140 WAS APPROVED IN MAY 2010, WAIVING SECTION 16.120 (c)(4) WHICH REQUIRES THAT SFA LOTS SHALL HAVE A MINIMUM OF 15' OF FRONTAGE ON A PUBLIC ROAD. APPROVAL IS SUBJECT TO THE FOLLOWING:
 - APPLICANT MUST COORDINATE WITH DED AND DPW CONCERNING THE PRIVATE/PUBLIC STATUS OF ANY ON-SITE UTILITY LINES. THE APPROPRIATE EASEMENT DESIGNATION MUST BE REFLECTED ON THE FORTHCOMING PLATS AND INCORPORATED ONTO PREVIOUSLY APPROVED PLANS THROUGH THE RED-LINE PROCESS.
 - THE CONSULTANT SHALL SUBMIT THE RESUBDIVISION PLAT TO CREATE THE FEE-SIMPLE LOTS, DESIGNATE THE HOA OWNERSHIP OF THE OPEN SPACE LOT AND SHOW REQUIRED EASEMENTS.
 - A HOMEOWNERS ASSOCIATION 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 THE REQUIRED PUBLIC EASEMENT.
 - AFTER THE RESUBDIVISION PLAT IS RECORDED, SDP-08-046 SHALL BE SUBMITTED TO BE RED-LINED.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12 FEET (18 FEET SERVING MORE THAN ONE RESIDENT).
 - SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1.5" MIN).
 - GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. OF 45 FOOT TURNING RADIUS.
 - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD PLAIN WITH NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE.
 - STRUCTURE CLEARANCES - MINIMUM 12 INCHES
 - MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- NOISE STUDY WAS PREPARED BY MILDENBERG, BOENDER & ASSOCIATES, INC. IN JANUARY 2008. THE 65dBA NOISE CONTOUR LINE DRAWN ON THIS SUBDIVISION PLAN IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY 1992 AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 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.
- THE OPEN SPACE LOT 44 SHOWN HEREON IS HEREBY DEDICATED TO THE HOA FOR THE RESIDENTS OF THIS SUBDIVISION. RECORDING REFERENCES OF THE ARTICLES OF INCORPORATION AND RESTRICTIONS AS SHOWN HEREON.
- THE ARTICLES OF INCORPORATION FOR THE HOMEOWNER'S ASSOCIATION WERE FILED WITH THE MARYLAND STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON 10/14/10. RECEIPT NO. D13793039.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OF TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN LIMITS OF WETLANDS, STREAMS OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS, EXCEPT THAT AS DETERMINED TO BE NECESSARY DISTURBANCE.

GENERAL NOTES

- TAX MAP: 43, PARCEL: 1, GRID: 3 & 9
- ZONING: PROPERTY IS ZONED CAC-CJ PER THE 2/2/2004 COMPREHENSIVE ZONING PLAN AND PER THE "COMP LITE" ZONING REGULATION AMENDMENTS EFFECTIVE 7/28/06.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT MARCH 2005 BY MILDENBERG, BOENDER & ASSOC, INC.
- COORDINATES BASED ON NAD '83 (HORIZONTAL) AND NAVD '88 (VERTICAL) MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 43EC & 43BC
STA. No. 43EC N 547,821.272 E 1,372,882.450 ELEV. 220.415
STA. No. 43BC N 549,592.091 E 1,375,466.620 ELEV. 214.870
- DENOTES AN IRON PIN OR IRON PIPE FOUND.
○ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
BRL DENOTES A BUILDING RESTRICTION LINE.
- SURVEY WORK AND DOCUMENTS ARE TO BE PERFORMED IN CONFORMANCE WITH SUBTITLE 13, BOARD OF PROFESSIONAL LAND SURVEYORS, 09.13.06 STATE OF MARYLAND MINIMUM STANDARDS OF PROFESSIONAL PRACTICE.
- ALL AREAS ARE MORE OR LESS.
- THIS PROPERTY IS IN THE METROPOLITAN DISTRICT.
- NO BURIAL GROUNDS, CEMETERIES, HISTORIC STRUCTURES OR STEEP SLOPES (25% OR GREATER) EXIST ON-SITE.
- NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE. SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
- | | |
|--|--|
| | DENOTES EXISTING PUBLIC 100-YEAR FLOODPLAIN EASEMENT |
| | DENOTES EXISTING PUBLIC FOREST CONSERVATION EASEMENT |
| | DENOTES EXISTING WATER AND SEWER AND UTILITY EASEMENT (PLAT # 20238) |
| | DENOTES PUBLIC WATER AND SEWER AND UTILITY EASEMENT |
| | DENOTES PRIVATE UTILITY MAINTENANCE EASEMENT |
- WETLANDS STUDY AND FOREST STAND DELINEATION IS BY ECO-SCIENCE PROFESSIONALS, INC. DATED MAY 15, 2007. APPROVED UNDER S-06-010. WETLANDS WERE DELINEATED UNDER F-09-007.
- FLOODPLAIN LIMITS SHOWN PER F-08-013, PREPARED BY MILDENBERG, BOENDER AND ASSOCIATES INC. APPROVED IN JANUARY 2008 UNDER SDP-08-046.
- 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) OF THE SUBDIVISION REGULATIONS. THE APPROVAL WAS SUBJECT TO THE FOLLOWING CONDITIONS:
 - 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: 1,600 S.F. OF WETLAND DISTURBANCE AND 7,500 S.F. OF WETLAND BUFFER DISTURBANCE.
AREA 2: 3,000 S.F. OF WETLAND DISTURBANCE AND 19,500 S.F. OF WETLAND BUFFER DISTURBANCE.
AREA 3: 30,000 S.F. OF WETLAND DISTURBANCE AND 35,250 S.F. OF WETLAND BUFFER DISTURBANCE AND 62,250 S.F. OF STREAM 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 FOR THE SIDEWALK IMPROVEMENTS IN "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 SPACE 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 #43, 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.
- WATER AND SEWER SERVICE TO THESE LOTS WAS GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
- COMPLIANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL WAS PROVIDED WITH SDP-08-046 APPLICATION.
- 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 PLAT AND PLAN FOR THE PROPERTY.
 - STORMWATER MANAGEMENT MUST BE DESIGNED FOR ALL PUBLIC IMPROVEMENTS WITH THE NEXT SUBMITTED FINAL PLAT AND PLAN FOR THE PROPERTY.
 - PRELIMINARY WATER AND SEWER PLANS MUST BE SUBMITTED PRIOR TO OR CONCURRENTLY WITH THE NEXT SUBMITTED FINAL PLAT AND PLAN FOR THE PROPERTY.
 ALL OF THESE CONDITIONS HAVE BEEN MET WITH THIS SUBMISSION. ROCKSIDE AVENUE IS THE ONLY PUBLIC ROAD WITHIN THIS PROJECT. STORMWATER MANAGEMENT IS BEING PROVIDED VIA AN UNDERGROUND STORMWATER MANAGEMENT FACILITY. PRELIMINARY WATER AND SEWER HAS BEEN SUBMITTED FOR REVIEW.
- TOPOGRAPHIC INFORMATION IS BASED ON AERIAL RUN TOPOGRAPHY PERFORMED BY WINGS TOPOGRAPHY INC. ON OR ABOUT APRIL 2005, COMPLEMENTED WITH FIELD RUN TOPOGRAPHY PERFORMED BY MILDENBERG, BOENDER AND ASSOC. ON OR ABOUT JUNE 2007 (GP-08-24).
- THERE ARE NO ENVIRONMENTAL FEATURES OR CORRESPONDING BUFFERS WITHIN PROPOSED LOTS 1-43 OR OPEN SPACE LOT 44. THE FOREST CONSERVATION ACT HAS BEEN SATISFIED UNDER F-09-007, AND SDP-08-046.
- WP-08-020 WAS APPROVED ON OCTOBER 3, 2007, WAIVING SECTION 16.155 (APPLICABILITY) WHICH REQUIRED THIS SUBMISSION OF SITE DEVELOPMENT PLAN FOR NEW OR EXPANDED NON-RESIDENTIAL DEVELOPMENT AND NON-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 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.

SHEET 1 OF 3

OWNER'S STATEMENT

I, JEFFREY P. McCORMACK, VICE PRESIDENT & SECRETARY FOR ATAPCO HOWARD SQUARE TRUSTEE, LLC, TRUSTEE FOR ATAPCO HOWARD SQUARE I BUSINESS TRUST, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREETS RIGHT-OF-WAY AND THE SPECIFIC EASEMENTS SHOWN HEREON, 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAY AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY. WITNESS MY HAND THIS 14th DAY OF October 2010.

ATAPCO HOWARD SQUARE I BUSINESS TRUST
BY: ATAPCO HOWARD SQUARE TRUSTEE, LLC, ITS TRUSTEE

Jeffrey P. McCormack
JEFFREY P. McCORMACK, VICE PRESIDENT & SECRETARY

David Polonsky
CHIEF - David Polonsky

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION (2.91 ACRES) OF PARCEL 1 (43.20 ACRES) AS SHOWN ON A PLAT OF CONSOLIDATION, PLATS 20381 THRU 20384 AS CONVEYED ON APRIL 15, 2010 BY JOHN DUFFY AND KIRK KUBISTA, SUBSTITUTE TRUSTEES, HAVING BEEN APPOINTED PURSUANT TO DEEDS OF APPOINTMENT OF SUBSTITUTE TRUSTEES DATED FEBRUARY 19, 2010, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MD IN LIBER 12317, FOLIOS 312, 327 AND 341, AND LIBER 12638 FOLIO 179, TO ATAPCO HOWARD SQUARE I BUSINESS TRUST, A MARYLAND STATUTORY TRUST, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED.

Gary E. Lane 11/10
GARY E. LANE L.S., MD NO. 574 DATE

RECORDED AS PLAT 2361 ON 11/9/10 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

HOWARD SQUARE
PHASE 1, SECTION 1
LOTS: 1-43, OPEN SPACE LOT 44 AND BULK PARCEL A
RESUBDIVISION OF PARCEL 1, (PLAT # 20381-84)

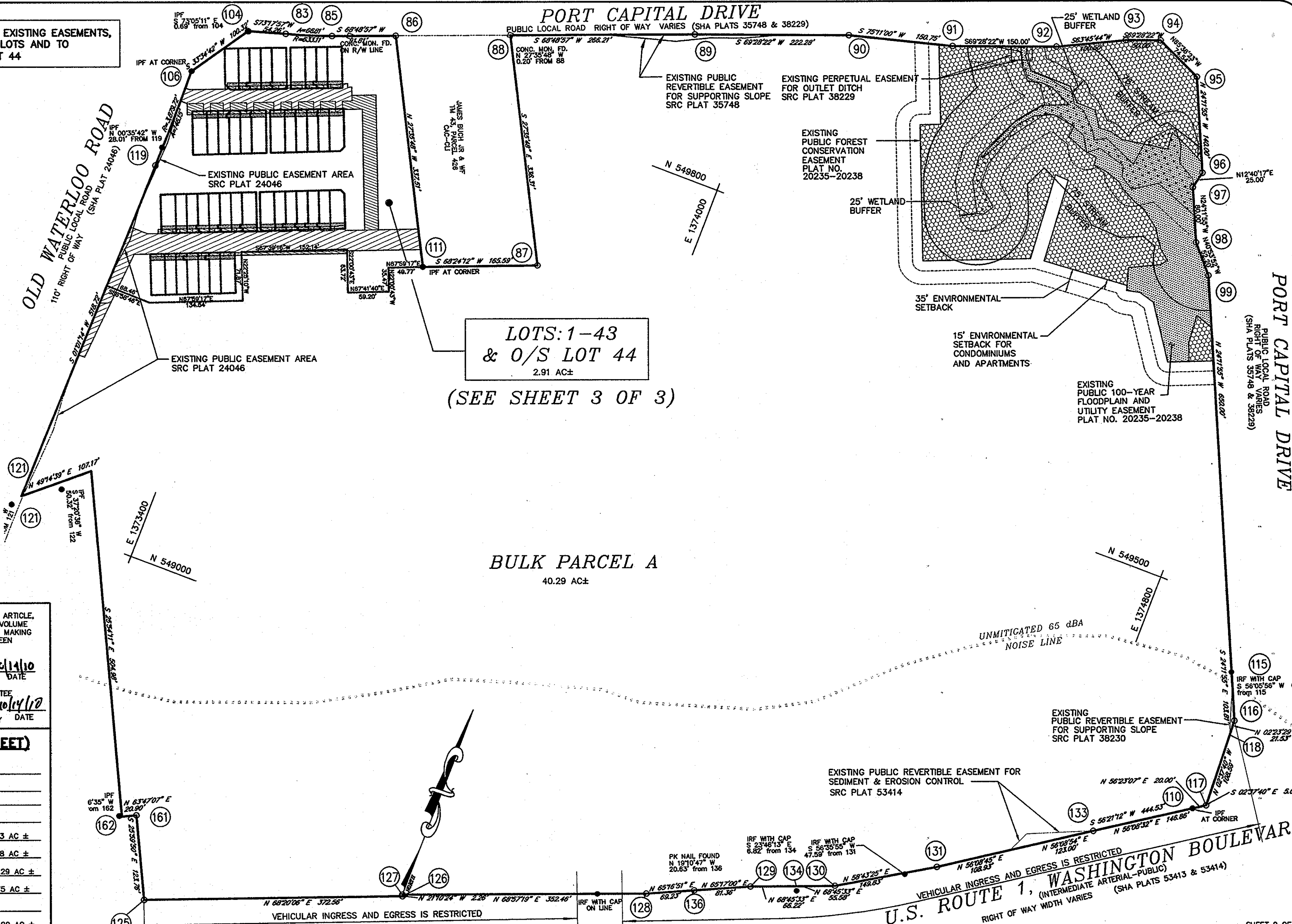
TAX MAP 43
GRIDS: 3 & 9
PARCEL: 1
SCALE: 1"=30'

FIRST ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
EX. ZONING CAC-CJ

DATE: OCTOBER 2010
DPZ FILE NOS. SDP-92-79, WP-92-165
WP-93-44, WP-93-84, WP-94-47
WP-08-114, WP-07-052, S-08-010,
WP-07-129, F-09-007, F-08-013
SDP-08-046, SDP-08-078, F-09-053
WP-10-140, WP-11-117

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
6800 Deerpath Rd., Suite 150, Ellicott City, Maryland 21075
(410) 997-0296 Balt. (410) 997-0298 Paz.

PURPOSE OF THIS PLAT IS TO EXPAND EXISTING EASEMENTS, ESTABLISH 43 NEW FEE-SIMPLE LOTS AND TO CREATE OPEN SPACE LOT 44



**LOTS: 1-43
& O/S LOT 44**
2.91 AC±
(SEE SHEET 3 OF 3)

BULK PARCEL A
40.29 AC±

OWNERS
ATAPCO HOWARD SQUARE I
BUSINESS TRUST
10 EAST BALTIMORE STREET, STE 1600
BALTIMORE, MD 21202
(410) 347-7146

THE REQUIREMENTS OF 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.
Larry E. Lane
GARY E. LANE, L.S., MD NO. 574
10/14/10
DATE

ATAPCO HOWARD SQUARE I BUSINESS TRUST
BY: ATAPCO HOWARD SQUARE TRUSTEE, LLC, ITS TRUSTEE
Jeffrey P. McCormack
JEFFREY P. MCCORMACK, VICE PRESIDENT & SECRETARY
10/14/10
DATE

AREA TABULATION (THIS SHEET)

NUMBER OF BUILDABLE LOTS	43
NUMBER OF BULK PARCELS	1
NUMBER OF OPEN SPACE LOTS	1
NUMBER OF LOTS OR PARCELS	45
AREA OF BUILDABLE LOTS OR PARCELS	1.03 AC ±
AREA OF OPEN SPACE LOTS	1.88 AC ±
AREA OF BULK PARCEL	40.29 AC ±
AREA OF 100 YEAR FLOODPLAIN	0.75 AC ±
AREA OF PROPOSED ROADWAY	0
TOTAL AREA	43.20 AC ±

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT

Peter Bielewicz
HOWARD COUNTY HEALTH OFFICER
DATE: 11/4/2010

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
David Polonsky
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 10/21/10

West Sheindel
DIRECTOR
DATE: 10/14/10

OWNER'S STATEMENT

I, JEFFREY P. MCCORMACK, VICE PRESIDENT & SECRETARY FOR ATAPCO HOWARD SQUARE I BUSINESS TRUST, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENTS SHOWN HEREON, 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAY AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.
WITNESS MY HAND THIS 14th DAY OF October, 2010

ATAPCO HOWARD SQUARE I BUSINESS TRUST
BY: ATAPCO HOWARD SQUARE TRUSTEE, LLC, ITS TRUSTEE

BY: *Jeffrey P. McCormack*
JEFFREY P. MCCORMACK, VICE PRESIDENT & SECRETARY

David Polonsky
WITNESS - David Polonsky

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION (2.91 ACRES) OF PARCEL 1 (43.20 ACRES) AS SHOWN ON A PLAT OF CONSOLIDATION, PLATS 20381 THRU 20384 AS CONVEYED ON APRIL 15, 2010 BY JOHN DUFFY AND KIRK KUBISTA, SUBSTITUTE TRUSTEES, HAVING BEEN APPOINTED PURSUANT TO DEEDS OF APPOINTMENT OF SUBSTITUTE TRUSTEES DATED FEBRUARY 19, 2010, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MD IN LIBER 12317, FOLIOS 312, 327 AND 341, AND LIBER 12638 FOLIO 179, TO ATAPCO HOWARD SQUARE I BUSINESS TRUST, A MARYLAND STATUTORY TRUST, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED.

Larry E. Lane
GARY E. LANE L.S. MD NO. 574
DATE: 10/14/10



RECORDED AS PLAT 2132a ON 10/14/10 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

HOWARD SQUARE
PHASE 1, SECTION 1
LOTS: 1-43, OPEN SPACE LOT 44 AND BULK PARCEL A
RESUBDIVISION OF PARCEL 1, (PLAT # 20381-84)

TAX MAP 43
GRIDS 3 & 9
PARCEL: 1
SCALE: 1"=30'

FIRST ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
EX. ZONING CAC-CL1

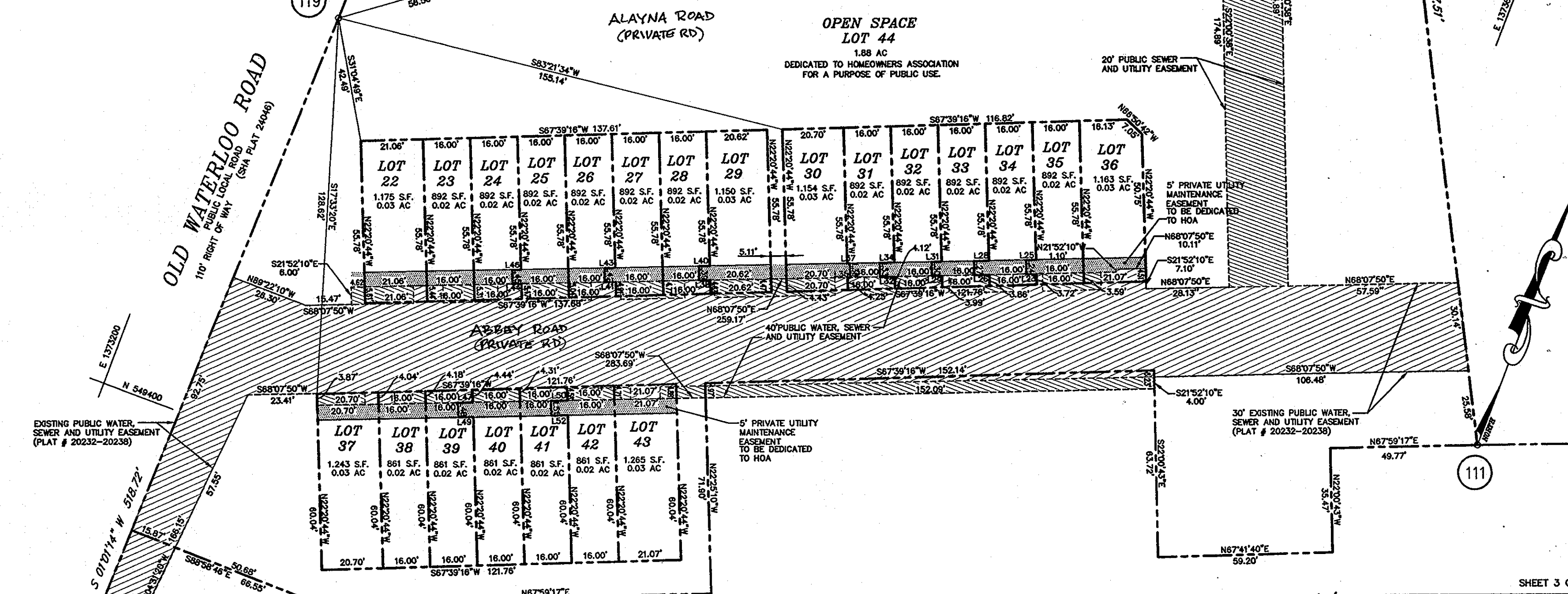
DATE: OCT 2010
DPZ FILE NOS. SDP-02-78, WP-92-165
WP-93-44, WP-93-54, WP-94-47
WP-08-114, WP-07-052, S-06-010,
WP-07-129, F-09-007, F-08-013
SDP-08-046, SDP-08-078, F-09-053
WP-10-140, WP-11-117

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
6800 Deerpath Rd., Suite 150, Ellicott City, Maryland 21076
(410) 997-0296 Cell (410) 997-0298 Fax

PURPOSE OF THIS PLAT IS TO EXPAND EXISTING EASEMENTS, ESTABLISH 43 NEW FEE-SIMPLE LOTS AND TO CREATE OPEN SPACE LOT 44

LINE	LENGTH	BEARING
L1	4.96	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

PORT CAPITAL DRIVE
PUBLIC LOCAL ROAD
RIGHT OF WAY VARIES (SHA PLATS 35748 & 38226)



OWNERS
ATAPCO HOWARD SQUARE I
BUSINESS TRUST
10 EAST BALTIMORE STREET, STE 1600
BALTIMORE, MD 21202
(410) 347-7146

THE REQUIREMENTS OF 3-3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.
Gary E. Lane 10/14/10
GARY E. LANE, LS, MD NO. 574 DATE
ATAPCO HOWARD SQUARE I BUSINESS TRUST
BY: *Jeffrey P. McCormack* 10/17/10
JEFFREY P. McCORMACK, VICE PRESIDENT & SECRETARY DATE

AREA TABULATION (THIS SHEET)

NUMBER OF BUILDABLE LOTS	43
NUMBER OF BULK PARCELS	0
NUMBER OF OPEN SPACE LOTS	1
NUMBER OF LOTS OR PARCELS	45
AREA OF BUILDABLE LOTS OR PARCELS	1.03 AC ±
AREA OF OPEN SPACE LOTS	1.88 AC ±
AREA OF BULK PARCEL	0
AREA OF 100 YEAR FLOODPLAIN	0
AREA OF PROPOSED ROADWAY	0
TOTAL AREA (THIS SHEET)	2.91 AC ±

OWNER'S STATEMENT
I, JEFFREY P. McCORMACK, VICE PRESIDENT & SECRETARY FOR ATAPCO HOWARD SQUARE TRUSTEE, LLC, TRUSTEE FOR ATAPCO HOWARD SQUARE I BUSINESS TRUST, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS: 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENTS SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAY AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.
WITNESS MY HAND THIS 14TH DAY OF October, 2010
ATAPCO HOWARD SQUARE I BUSINESS TRUST
BY: *Jeffrey P. McCormack*
JEFFREY P. McCORMACK, VICE PRESIDENT & SECRETARY

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION (2.91 ACRES) OF PARCEL 1 (43.20 ACRES) AS SHOWN ON A PLAT OF CONSOLIDATION, PLATS 20381 THRU 20384 AS CONVEYED ON APRIL 15, 2010 BY JOHN DUFFY AND KIRK KUBISTA, SUBSTITUTE TRUSTEES, HAVING BEEN APPOINTED PURSUANT TO DEEDS OF APPOINTMENT OF SUBSTITUTE TRUSTEES DATED FEBRUARY 19, 2010, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MD IN LIBER 12317, FOLIOS 312, 327 AND 341, AND LIBER 12638 FOLIO 179, TO ATAPCO HOWARD SQUARE I BUSINESS TRUST, A MARYLAND STATUTORY TRUST, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED.
Gary E. Lane 10/14/10
GARY E. LANE, LS, MD NO. 574 DATE

RECORDED AS PLAT 20381 ON 10/10/10 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

HOWARD SQUARE
PHASE 1, SECTION 1
LOTS: 1-43, OPEN SPACE LOT 44 AND BULK PARCEL A
RESUBDIVISION OF PARCEL 1, (PLAT # 20381-84)

TAX MAP 43 GRIDS 3 & 9 PARCEL: 1 SCALE: 1"=30'	FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND EX. ZONING CAC-CLJ	DATE: OCT 2010 DPZ FILE NOS. SDP-92-79, WP-92-165 WP-93-44, WP-93-84, WP-94-47 WP-06-114, WP-07-052, S-06-010, WP-07-129, F-08-007, F-08-013 SDP-08-046, SDP-08-078, F-09-053 WP-10-140, WP-11-117
---	--	--

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
6800 Deerpath Rd., Suite 150, Elkridge, Maryland 21075
(410) 997-0286 Balt. (410) 997-0286 Fax.

H:\10-004\DWG\43-UNITS