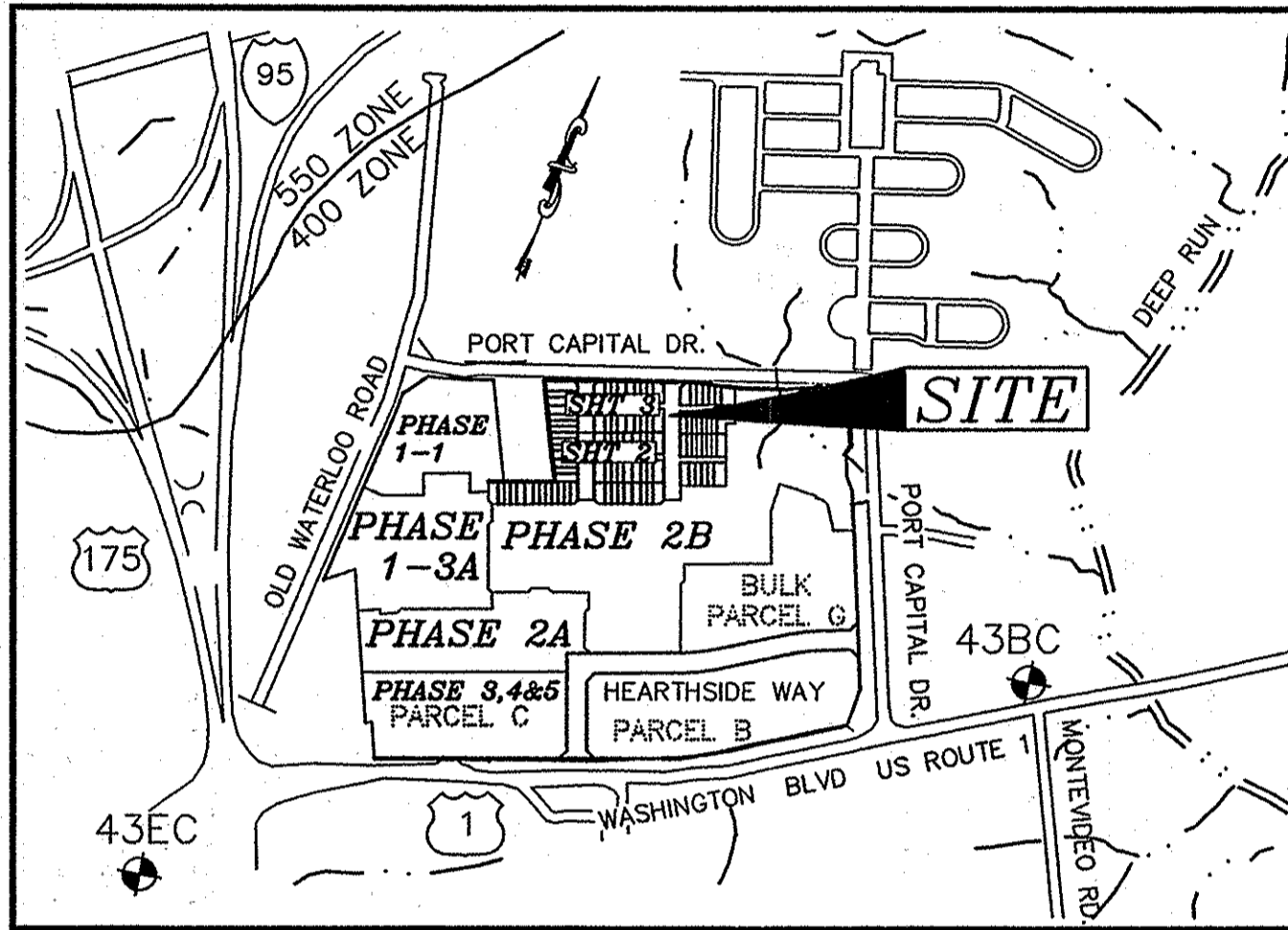


GENERAL NOTES

- TAX MAP: 43, PARCEL: 657/A-4, GRID: 9
- ZONING: PROPERTY IS ZONED CAC-CLJ PER THE 10/06/2013 COMPREHENSIVE ZONING PLAN.
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED ON OR ABOUT MARCH, 2005 BY MILDENBERG, BOENDER & ASSOC., INC. AND IS A RESUBDIVISION OF PREVIOUSLY RECORDED PARCELS A-4, PHASE 2 SECTION B PLAT NOS. 22107 AND 22488.
- 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.
- 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.
- THERE ARE NO FLOODPLAIN LIMITS ON THIS PARCEL.
- 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:
 1. 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) OF THE SUBDIVISION REGULATIONS. THE APPROVAL WAS SUBJECT TO THE FOLLOWING CONDITIONS:
 1. 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.
 2. 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: 18,750 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.
 3. ALL NECESSARY STATE AND LOCAL PERMITS WILL BE OBTAINED PRIOR TO ANY GRADING AND/OR CONSTRUCTION ACTIVITY.
 4. 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.
 5. 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.
- LANDSCAPING FOR LOTS 246-347 WILL BE ADDRESSED UNDER SDP-14-043 IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
- 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:
 1. THE ENTIRE PUBLIC ROAD SYSTEM MUST BE DESIGNED WITH THE NEXT SUBMITTED FINAL PLAT AND PLAN FOR THE PROPERTY.
 2. STORMWATER MANAGEMENT MUST BE DESIGNED FOR ALL PUBLIC IMPROVEMENTS WITH THE NEXT SUBMITTED FINAL PLAT AND PLAN FOR THE PROPERTY.
 3. 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.
- REQUIREMENTS OF THE FOREST CONSERVATION ACT HAVE BEEN SATISFIED UNDER F-09-007 AND SDP-08-046.
- THERE ARE NO ENVIRONMENTAL FEATURES OR CORRESPONDING BUFFERS WITHIN PROPOSED LOTS 246-347. THE FOREST CONSERVATION ACT HAS BEEN SATISFIED UNDER F-09-007 AND SDP-08-046.
- 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 246-347, 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.
- LIGHT TRESPASS ONTO ANY PROPERTY ZONED OR USED FOR RESIDENTIAL PURPOSES SHALL NOT EXCEED 0.5 FOOT CANDLES
- THE 65dBA NOISE CONTOUR LINE DRAWN ON THIS DEVELOPMENT 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.
- 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 DEVELOPMENT AND NON-RESIDENTIAL DEVELOPMENT INCLUDING SINGLE-FAMILY ATTACHED, APARTMENT AND MOBILE HOME RESIDENTIAL DEVELOPMENT. APPROVAL IS SUBJECT TO THE FOLLOWING:
 1. HSCD MUST APPROVE THE ASSOCIATED GRADING PERMIT.
 2. 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.

GENERAL NOTES CONT'D

- 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.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 A) WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENT).
 B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1.5" MIN).
 C) GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. OF 45 FOOT TURNING RADIUS.
 D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
 E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD PLAIN WITH NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE.
 F) STRUCTURE CLEARANCES - MINIMUM 12 INCHES
 G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- THE ARTICLES OF INCORPORATION FOR THE HOME OWNER'S ASSOCIATION WERE FILED WITH THE MARYLAND STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON 10/14/10; DEPT. ID# D13793039
- 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 16.1104(b) WHICH OUTLINES THE PHASING PROCESS AND THE ESTABLISHMENT OF THE PHASING SCHEDULE AND ASSOCIATED MILESTONES. APPROVAL IS SUBJECT TO THE FOLLOWING:
 1. THE DEVELOPER MUST SUBMIT REVISED PLANS IN ASSOCIATION WITH SDP-08-078 FOR THE REMAINING 105 UNITS ON OR BEFORE MAY 14, 2011.
 2. THE DEVELOPER MUST SUBMIT THE NEXT PHASE FOR 73 UNITS (DESIGNATED PHASE 3 IN DEPARTMENT OF PLANNING AND ZONING'S LETTER OF MAY 27, 2008) ON OR BEFORE SEPTEMBER 30, 2011.
 3. REVISED PLANS WILL BE SUBMITTED TO ALL SRC AGENCIES FOR REVIEW.



VICINITY MAP

SCALE: 1"=600'
 ADC MAP 34 GRID D-6

GENERAL NOTES CONT'D

- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
- THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENTS; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENTS ARE ALLOWED.
- PRIVATE PEDESTRIAN ACCESS EASEMENTS ARE PROVIDED FOR RESIDENT ACCESS TO THE BACK YARDS FOR LOTS WHERE ACCESS WOULD OTHERWISE BE UNAVAILABLE. THESE EASEMENTS SHALL NOT BE OBSTRUCTED.
- 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:
 1. A HOMEOWNER'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 WITHIN A RECORDED PUBLIC EASEMENT.
- THERE ARE NO STEEP 25% OR GREATER ON THIS SITE.
- SEE SDP-14-042 FOR INFORMATION ON SOILS AND TOPOGRAPHY CONCERNING THIS SITE.
- OPEN SPACE LOT 347 IS OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND USES SHALL INCLUDE BUT NOT BE LIMITED TO RECREATIONAL SPACE, PRIVATE ROADS AND SIDEWALKS. RECORDING REFERENCES OF THE ARTICLES OF INCORPORATION AND RESTRICTIONS AS SHOWN HEREON.
- FUTURE HOUSE LOCATIONS SHALL NOT AFFECT THE 10' PRIVATE DRAINAGE AND UTILITY EASEMENTS.

AREA TABULATION CHART

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	101
OPEN SPACE	1
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	0
BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	4.14± AC.
OPEN SPACE	1.33
BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE PRESERVATION PARCELS	N/A
BULK PARCELS	N/A
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	N/A
TOTAL AREA OF SUBDIVISION TO BE RECORDED	5.47± AC.
HOWARD COUNTY DPZ FILE NOS.	SDP-02-79, WP-02-165, WP-03-44, WP-03-94, WP 94-47, WP 06-114, 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, F-10-118, WP-11-017, WP-11-067, F-11-009, F-11-076, F-11-077, SDP-11-043, SDP-11-054, WP-11-165, F-11-084, F-12-011, F-13-118, F-13-023, WP-12-142, F-13-011.

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.

SHEET INDEX

NO.	DESCRIPTION
1	COVER SHEET
2	PLAT
3	PLAT

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

BENCHMARK
 ENGINEERS & LAND SURVEYORS & PLANNERS
ENGINEERING, INC.
 6480 BALTIMORE NATIONAL PIKE A SUITE 315 A ELLICOTT CITY, MARYLAND 21043
 (P) 410-465-6105 (F) 410-465-6844
 WWW.BEI-CVLENGINEERING.COM

THE REQUIREMENTS § 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.

Donald A. Mason 8-27-14
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MD. REG. NO. 21320
 FOR BENCHMARK ENGINEERING, INC.
 MD. REG. NO. 351

Jeffrey P. McLanahan 8-26-2014
 ATAPCO HOWARD SQUARE II STATUTORY TRUST
 By: Atapco Howard Square Trustee LLC, Its Trustee

PURPOSE OF THIS PLAT IS TO RESUBDIVIDE PARCEL A-4 INTO 101 FEE-SIMPLE LOTS, TO CREATE ONE OPEN SPACE LOT, CREATE PUBLIC UTILITY EASEMENTS AND CREATE PRIVATE PEDESTRIAN ACCESS EASEMENTS

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWAGE SYSTEMS.
 HOWARD COUNTY HEALTH DEPARTMENT

Wilson for Maurea Rossman 9/16/2014
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Chad Chanda 9.9.14
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Walt Schaefer 9-18-14
 DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1/7/2015, AND THAT IT IS A RESUBDIVISION OF PART OF THE LAND CONVEYED BY ATAPCO HOWARD SQUARE I BUSINESS TRUST TO ATAPCO HOWARD SQUARE II STATUTORY TRUST BY DEED DATED MAY 10, 2011 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS LIBER 13229 FOLIO 022, 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.

Donald A. Mason 8-27-14
 DONALD A. MASON
 PROFESSIONAL LAND SURVEYOR MARYLAND REG. NO. 21320
 FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. NO. 351

OWNER'S CERTIFICATE

ATAPCO HOWARD SQUARE II STATUTORY TRUST ("TRUST"), OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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 EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS 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 WATERWAYS 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 EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 26th DAY OF August, 2014.

Jeffrey P. McLanahan 8-26-14
 ATAPCO HOWARD SQUARE II STATUTORY TRUST
 By: Atapco Howard Square Trustee LLC, Its Trustee

Laura J. Reynolds 8-26-14
 WITNESS DATE

RECORDED AS PLAT NO. 22980
 ON 9/19/14 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

HOWARD SQUARE
 PHASE 6
 LOTS 246-346 AND OPEN SPACE LOT 347
 A RESUBDIVISION OF BULK PARCEL A-4
 PREVIOUSLY RECORDED AS
 PLAT NO. 22107 AND 22488
 FIRST ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND

TAX MAP: 43
 GRID: 9
 TM PARCEL: PARCEL 657/A-4
 ZONED: CAC-CLJ

SCALE: 1" = 600'
 DATE: AUGUST 25, 2014
 SHEET: 1 OF 3

AREA TABULATION CHART - THIS SHEET

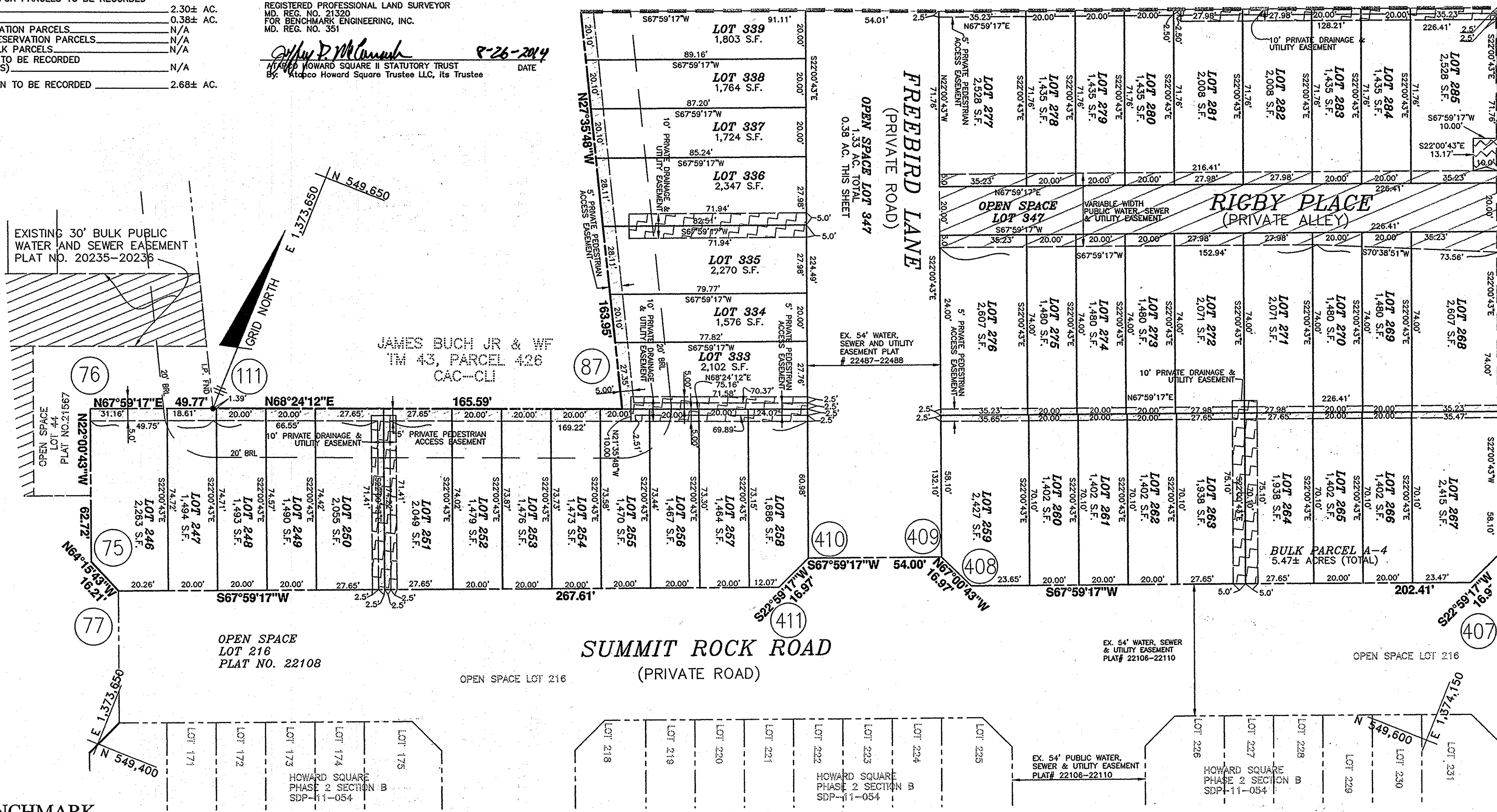
TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	47
BUILDABLE	P.O. LOT 247
OPEN SPACE	0
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	2.30± AC.
BUILDABLE	0.38± AC.
OPEN SPACE	N/A
BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE BULK PARCELS	N/A
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	N/A
TOTAL AREA OF SUBDIVISION TO BE RECORDED	2.68± AC.

THE REQUIREMENTS § 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.

Donald M. Mason 8-27-14
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR
MD. REG. NO. 21320
FOR BENCHMARK ENGINEERING, INC.
MD. REG. NO. 351

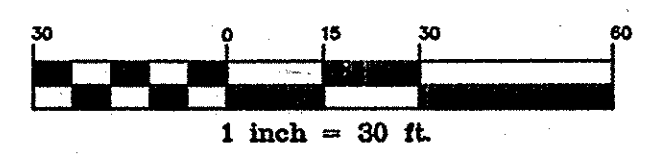
Jeffrey P. McManus 8-26-2014
ATAPCO HOWARD SQUARE II STATUTORY TRUST
By: Atapco Howard Square Trustee LLC, Its Trustee

MATCH LINE SHEET 3



BENCHMARK ENGINEERING, INC.
ENGINEERS • LAND SURVEYORS • PLANNERS
8480 BALTIMORE NATIONAL PIKE SUITE 315 • ELLICOTT CITY, MARYLAND 21043
(P) 410-465-6105 (F) 410-465-6844
WWW.BEI-CIVLENGINEERING.COM

OWNER:
Atapco Howard Square II
Statutory Trust
10 E. Baltimore St. Suite 1600
Baltimore, MD 21202
(410) 347-7189



LEGEND

	LIMIT OF SUBMISSION		5' PRIVATE PEDESTRIAN ACCESS EASEMENT
	PUBLIC WATER, SEWER & UTILITY EASEMENT		10' PRIVATE DRAINAGE & UTILITY EASEMENT

PURPOSE OF THIS PLAT IS TO RESUBDIVIDE PARCEL A-4 INTO 101 FEE-SIMPLE LOTS, TO CREATE ONE OPEN SPACE LOT, CREATE PUBLIC UTILITY EASEMENTS AND CREATE PRIVATE PEDESTRIAN ACCESS EASEMENTS

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWAGE SYSTEMS.
HOWARD COUNTY HEALTH DEPARTMENT

Barbara J. Moore 9/16/2014
HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

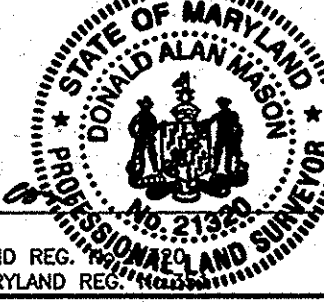
Chad Clark 9-9-14
CHIEF, DEVELOPMENT ENGINEERING DIVISION

Victor S. ... 9-18-14
DIRECTOR

SURVEYOR'S CERTIFICATE

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Donald M. Mason 8-27-14
DONALD A. MASON
PROFESSIONAL LAND SURVEYOR MARYLAND REG. NO. 21320
FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. NO. 351



OWNER'S CERTIFICATE

ATAPCO HOWARD SQUARE II STATUTORY TRUST ("TRUST II"), OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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 EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS 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 WATERWAYS 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 EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 26th DAY OF August, 2014.

Jeffrey P. McManus 8-26-2014
ATAPCO HOWARD SQUARE II STATUTORY TRUST
By: Atapco Howard Square Trustee LLC, Its Trustee

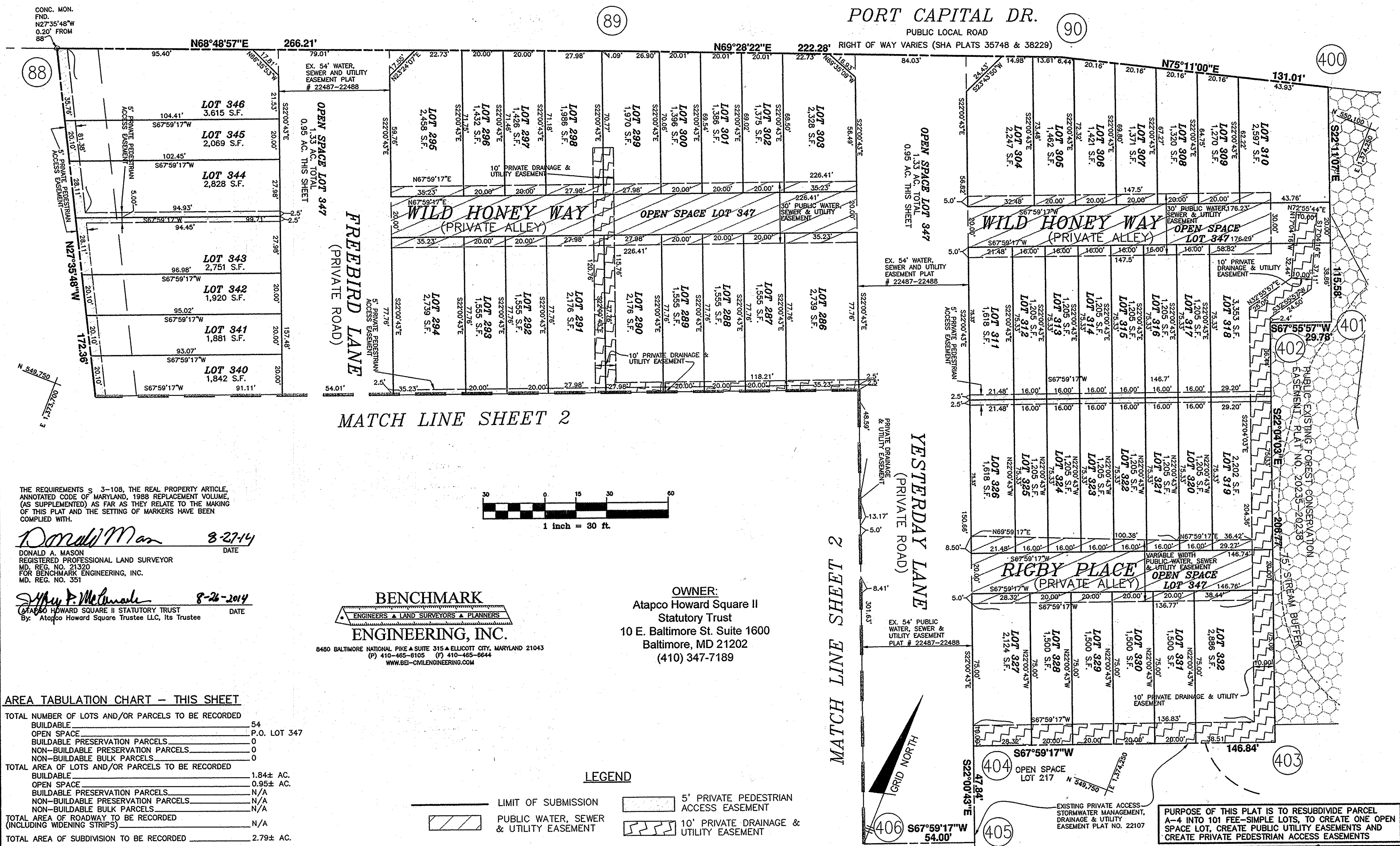
Lara F. Boyman 8-26-14
WITNESS

RECORDED AS PLAT NO. 22987
ON 9/19/14 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

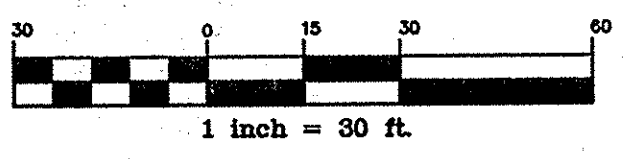
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LOTS 246-346 AND OPEN SPACE LOT 347
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PREVIOUSLY RECORDED AS
PLAT NO. 22107 AND 22488
FIRST ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND

TAX MAP: 43
GRID: 9
TM PARCEL: PARCEL 657/A-4
ZONED: CAC-CL1

SCALE: 1" = 30'
DATE: AUGUST 25, 2014
SHEET: 2 OF 3



MATCH LINE SHEET 2



THE REQUIREMENTS 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.

Donald A. Mason 8-27-14
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR
MD. REG. NO. 21320
FOR BENCHMARK ENGINEERING, INC.
MD. REG. NO. 351

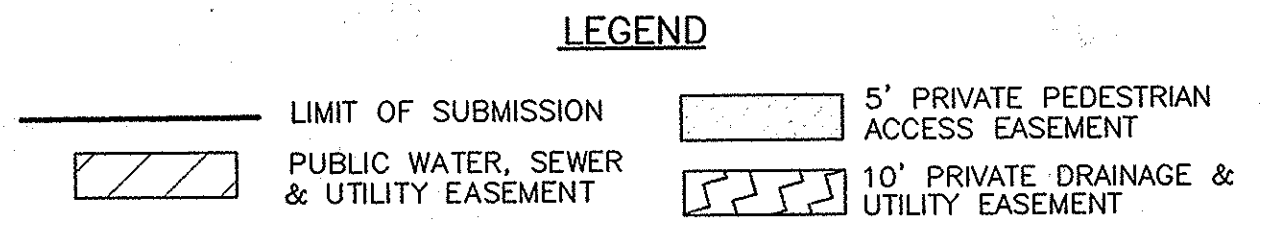
John P. McManus 8-26-2014
JOHN P. McMANUS
REGISTERED PROFESSIONAL LAND SURVEYOR
MD. REG. NO. 21320
FOR BENCHMARK ENGINEERING, INC.
MD. REG. NO. 351

BENCHMARK
ENGINEERS • LAND SURVEYORS • PLANNERS
ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE • SUITE 315 • ELLICOTT CITY, MARYLAND 21043
(P) 410-465-6105 (F) 410-465-6644
WWW.BEI-CVLENGINEERING.COM

OWNER:
Atapco Howard Square II
Statutory Trust
10 E. Baltimore St. Suite 1600
Baltimore, MD 21202
(410) 347-7189

AREA TABULATION CHART - THIS SHEET

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	54
OPEN SPACE	P.O. LOT 347
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	1.84± AC.
OPEN SPACE	0.95± AC.
BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE BULK PARCELS	N/A
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	N/A
TOTAL AREA OF SUBDIVISION TO BE RECORDED	2.79± AC.



APPROVED: FOR PUBLIC WATER AND PUBLIC SEWAGE SYSTEMS.
HOWARD COUNTY HEALTH DEPARTMENT

Brittan for Mauna Roseman 9/16/2014
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Chad Chmura 9-9-14
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

W. B. ... 9-18-14
DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1/7/2015, AND THAT IT IS A RESUBDIVISION OF PART OF THE LAND CONVEYED BY ATAPCO HOWARD SQUARE I BUSINESS TRUST TO ATAPCO HOWARD SQUARE II STATUTORY TRUST BY DEED DATED MAY 10, 2011 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS LIBER 13229 FOLIO 022, 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.

Donald A. Mason 8-27-14
DONALD A. MASON
PROFESSIONAL LAND SURVEYOR MARYLAND REG. NO. 21320
FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. NO. 351

OWNER'S CERTIFICATE

ATAPCO HOWARD SQUARE II STATUTORY TRUST ("TRUST II"), OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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 EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS 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 WATERWAYS 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 EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 26th DAY OF August, 2014.

John P. McManus 8-26-2014
ATAPCO HOWARD SQUARE II STATUTORY TRUST DATE
By: Atapco Howard Square Trustee LLC, Its Trustee
John P. McManus 8-26-2014
WITNESS DATE

RECORDED AS PLAT NO. 22107
ON 9/19/14 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

HOWARD SQUARE
PHASE 6
LOTS 246-346 AND OPEN SPACE LOT 347
A RESUBDIVISION OF BULK PARCEL A-4
PREVIOUSLY RECORDED AS
PLAT NO. 22107 AND 22488
FIRST ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
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SHEET: 3 OF 3