

SHEET INDEX	
NO.	DESCRIPTION
1	TITLE SHEET
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5	PRIVATE ROAD PROFILES
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**GENERAL NOTES:**

- THIS PLAN IS SUBJECT TO COUNTY COUNCIL BILL 45-2003, THE AMENDED 5th EDITION SUBDIVISION REGULATIONS, EFFECTIVE OCTOBER 2, 2004.
- THE SUBJECT PROPERTY IS ZONED CAC-CLU PER THE 2/2/04 COMPENSATED 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 ON F-08-013 (12/22/2009) RESPECTIVELY.
- 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, FLOOD PLAIN AND FOREST CONSERVATION EASEMENT AREAS UNLESS A WAIVER HAS BEEN GRANTED.
- 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 MILDBERG, BOENDER & ASSOC. ON OR ABOUT JUNE 2007. EXISTING CONTOURS SHOWN PER APPROVED GP-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, 4341, AND 4380. STA. 4380 N 553,237.540 E 1,372,353.600 EL.290.95 STA. 4380 N 549,592.090 E 1,375,466.620 EL.214.87
- BOUNDARY INFORMATION IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT FEBRUARY, 2002 BY MILDBERG, BOENDER & ASSOCIATES.
- 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 \$20,000.00 FOR 70 SHADE TREES AND 56 EVERGREEN/ORNAMENTAL TREES AND FOR 50 PRIVATE STREET TREES IN THE AMOUNT OF \$24,000.00, FOR A TOTAL AMOUNT OF \$54,000.00. ADDITIONAL SURETY ASSOCIATED WITH THE MAY, 2013 REDLINE OF SDP-11-054 FOR AN ADDITIONAL 28 LOTS, IN THE AMOUNT OF \$14,700.00 FOR 40 ADDITIONAL SHADE TREES AND 19 ADDITIONAL EVERGREENS AND REDWOODS FOR 6 ADDITIONAL STREET TREES, FOR A TOTAL SURETY OF \$16,500.00 SHALL BE PAID WITH ANY REQUIRED, SUBSEQUENT GRADING PERMITS. IN ANY EVENT, NO SURETY SHALL BE RELEASED UNTIL ALL LANDSCAPING AND AMENITY AREAS AS SHOWN ON THE LANDSCAPE PLAN FOR SDP-11-054 AND MAY, 2013 REDLINE HAVE BEEN INSTALLED AND APPROVED BY THE COUNTY.
- BASED ON AVAILABLE COUNTY DATA, NO HISTORIC STRUCTURES OR BURIAL GROUNDS EXIST ON SITE.
- SOILS DATA BASED ON HOWARD COUNTY SOIL SURVEY DATED 1968, SHEET 20.
- PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. PUBLIC WATER AND SEWER WILL BE UTILIZED. PUBLIC WATER AND SEWER CONTRACT NO. 14-4564-D, 14-4554-D AND 14-4710-D.
- THERE ARE NO STRUCTURES WITHIN THE LOD OF PHASE 2 SECTION B TO BE REMOVED.
- NO STEEP SLOPES EXIST ON SITE.
- THE FOREST CONSERVATION REQUIREMENTS WERE SATISFIED UNDER SDP-08-046 AND F-09-007.
- TRAFFIC CONTROL, 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 PERFORATED SQUARE TUBE POST (14 GAUGE)-3" LONG. A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON TOP OF EACH POST.
- STORMWATER MANAGEMENT REQUIREMENTS WERE SATISFIED UNDER F-08-013, IN ACCORDANCE WITH THE 2000 MARYLAND SW DESIGN MANUAL. SW IS BEING PROVIDED BY PRIVATELY OWNED & MAINTAINED UNDERGROUND STORMWATER MANAGEMENT FACILITY.
- WP-06-114 WAS APPROVED ON AUGUST 28, 2006 WAIVING SECTION 16.10(1) OF THE SUBDIVISION REGULATIONS. THE APPROVAL WAS SUBJECT TO THE FOLLOWING CONDITIONS:
  - UNDERGROUND SIM IN THE CURRENT LOCATION OF THE EXISTING SW 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 - 1600 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 AND 35250 SQ.FT. OF WETLAND BUFFER DISTURBANCE AND 62250 SQ.FT. 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 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 #A3, ITS ACCESS AND OTHER IMPROVEMENTS 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 16.14(4) 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 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.
- MHIU's WILL BE PROVIDED IN ACCORDANCE WITH THE ZONING REGULATIONS. MHIU's REQUIRED 23.6% (REDUCED AS A RESULT OF A PORTION OF THE PROPERTY INITIALLY ZONED COMMERCIAL) 256 UNITS = 14 MHIU'S.
- ALL REMOVAL WILL BE PUBLIC UTILITY.
- OVERFLOW PARKING WILL BE ON-STREET PARKING IN ACCORDANCE WITH DESIGN MANUAL VOLUME 3, SECTION 2.8.6, TABLE 2.11.
- THE 6580A 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 6580A NOISE EXPOSURE. THE 6580A NOISE LEVEL WAS ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS NOISE LEVEL MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
- LIGHT TRESPASS ONTO 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, CHAPTER 5 (1992) 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 NONRESIDENTIAL DEVELOPMENT AND NEW RESIDENTIAL DEVELOPMENT INCLUDING SINGLE-FAMILY ATTACHED, APARTMENT AND MOBILE HOME RESIDENTIAL DEVELOPMENT. APPROVAL IS SUBJECT TO THE FOLLOWING:
  - HSDO 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.
- 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 NOISE STUDY FOR THIS PROJECT WAS PREPARED BY THE TRAFFIC GROUP DATED NOVEMBER 2006. APPROVED UNDER 5-06-010 ON JUNE 2007. NO APPD STUDY IS REQUIRED FOR THIS PROJECT.
- PER SECTION 127.5.0.4 OF THE 2006 ZONING REGULATIONS THE FOLLOWING SETBACKS ARE REQUIRED AND ADOPTED BY:
  - MINIMUM SETBACKS FROM THE PUBLIC STREET RIGHT-OF-WAY:
    - PRINCIPAL STRUCTURES AND USES 10 FEET
    - ALL OTHER STRUCTURES AND USES 10 FEET
  - FROM RESIDENTIAL DISTRICTS:
    - NON RESIDENTIAL STRUCTURES AND ASSOCIATED USES 30 FEET
    - STRUCTURES CONTAINING RESOURCES 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 SETBACKS FROM PUBLIC STREET RIGHT OF WAY SHALL BE:
  - 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 TOPOGRAPHIC UTILITIES OR OTHER LEGAL CONSTRAINTS MAKE A GREATER SETBACK NECESSARY. THIS 10-FOOT SETBACK MAY BE INCREASED WITHOUT A VARIANCE IN ACCORDANCE WITH THE ROUTE 1 MANUAL.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

DATE: 9/25/13

DATE: 9/25/13

DATE: 9/25/13

# SITE DEVELOPMENT PLAN

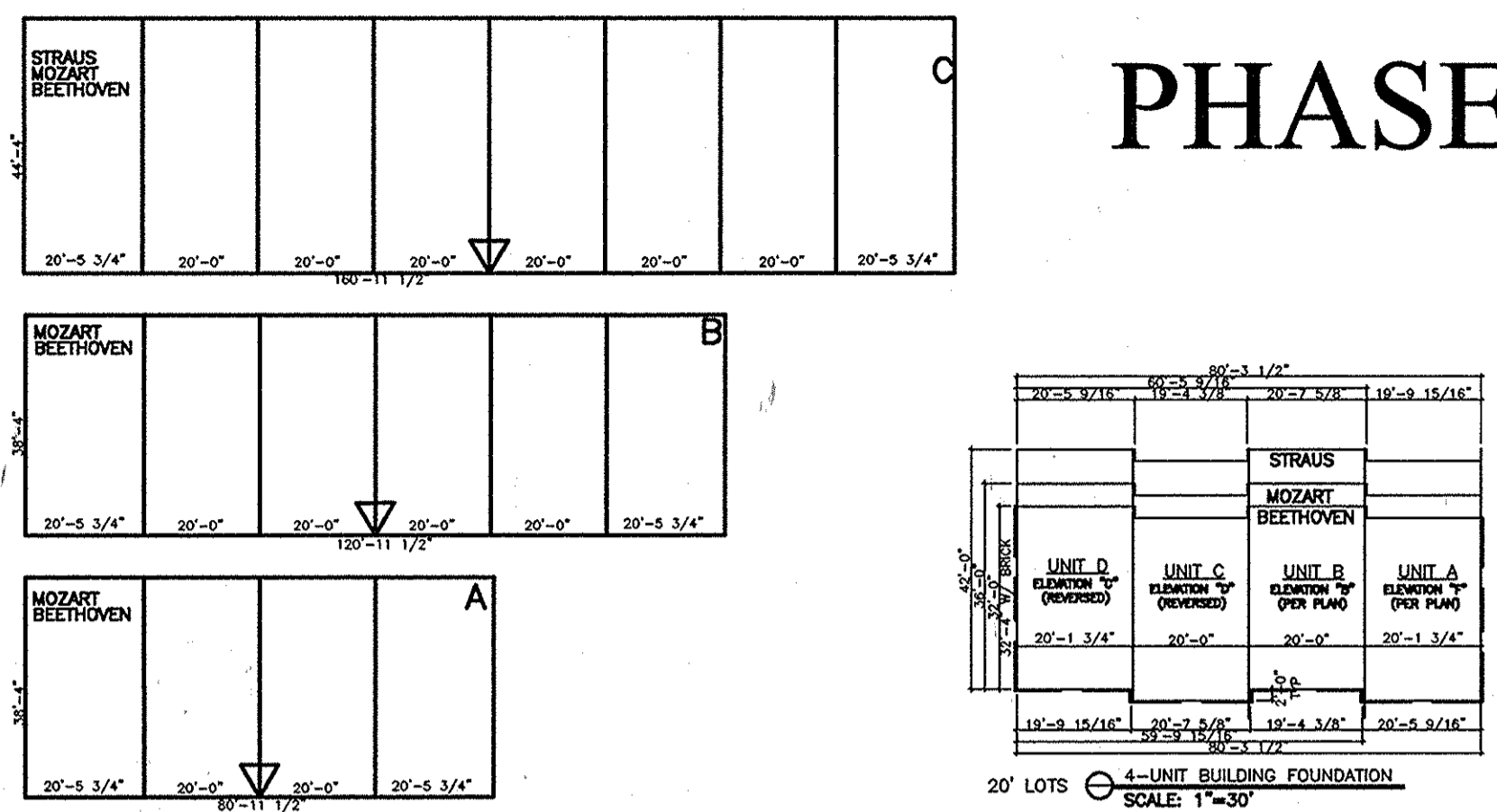
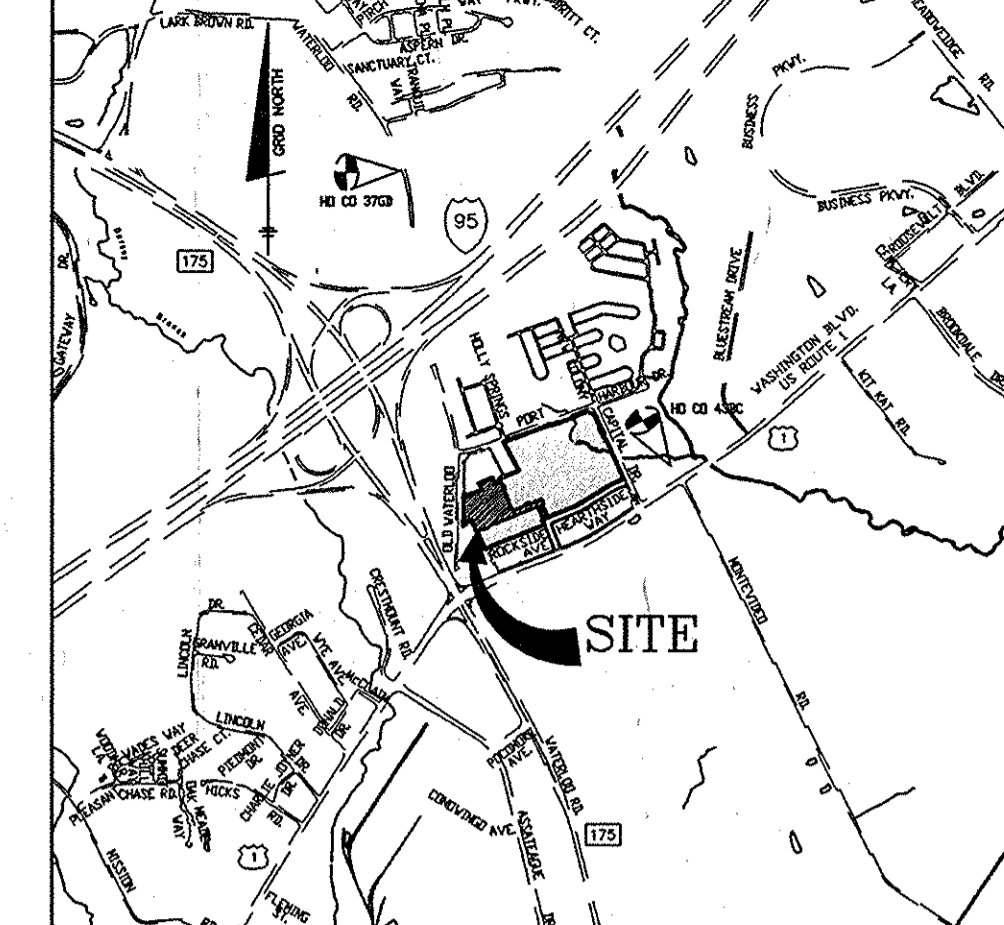
# HOWARD SQUARE

## PHASE 2, SECTION B

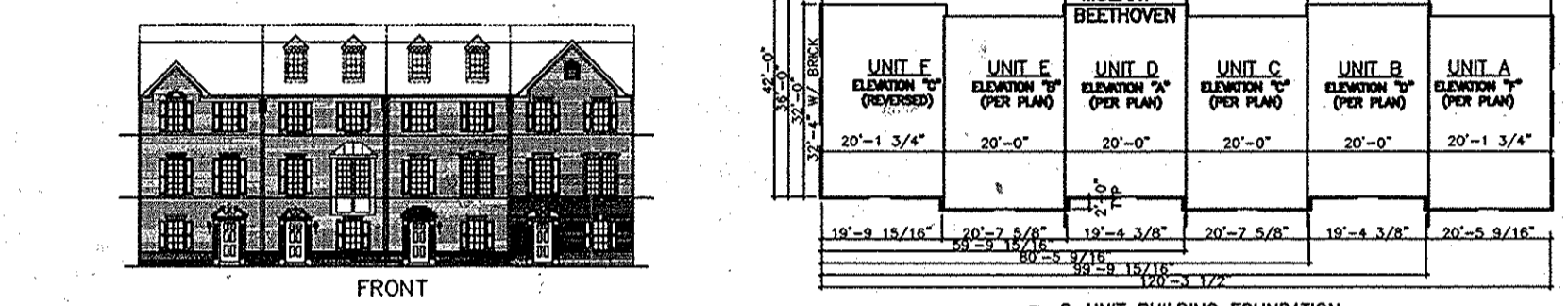
Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.

License No. 22390 Expiration Date: 6-30-17

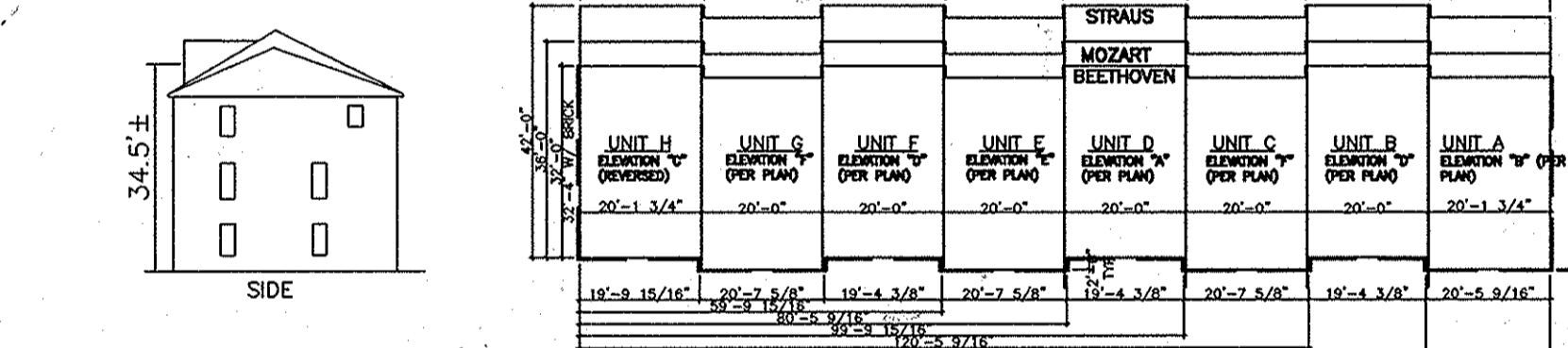
FOR REVIEW ONLY



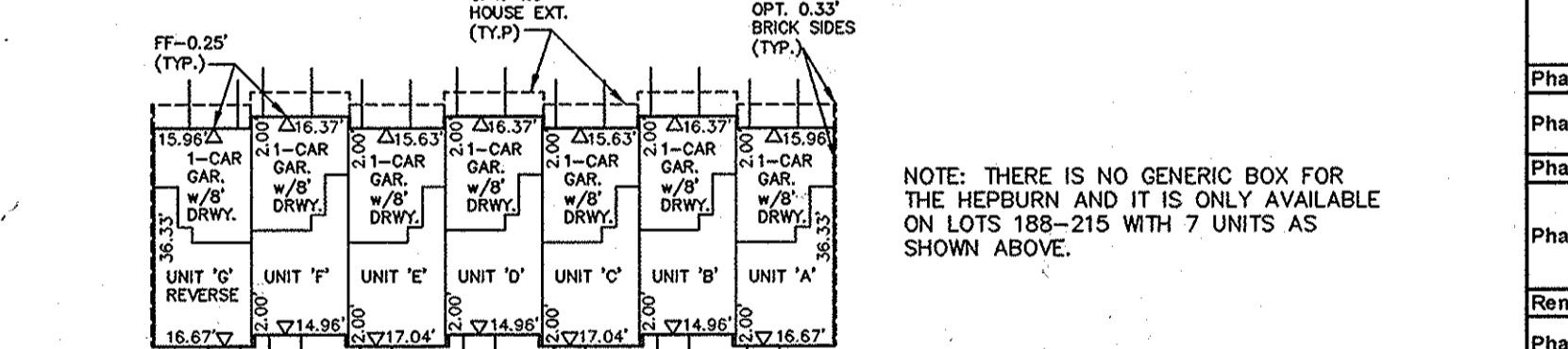
COMPOSER TOWNHOME MATRIX  
SCALE: 1"=30'



COMPOSER ELEVATION  
SCALE: 1"=30'



COMPOSER SERIES  
SCALE: 1/8"=1'-0"



HEPBURN ELEVATION  
SCALE: 1"=30'



HEPBURN ELEVATION  
SCALE: 1"=30'

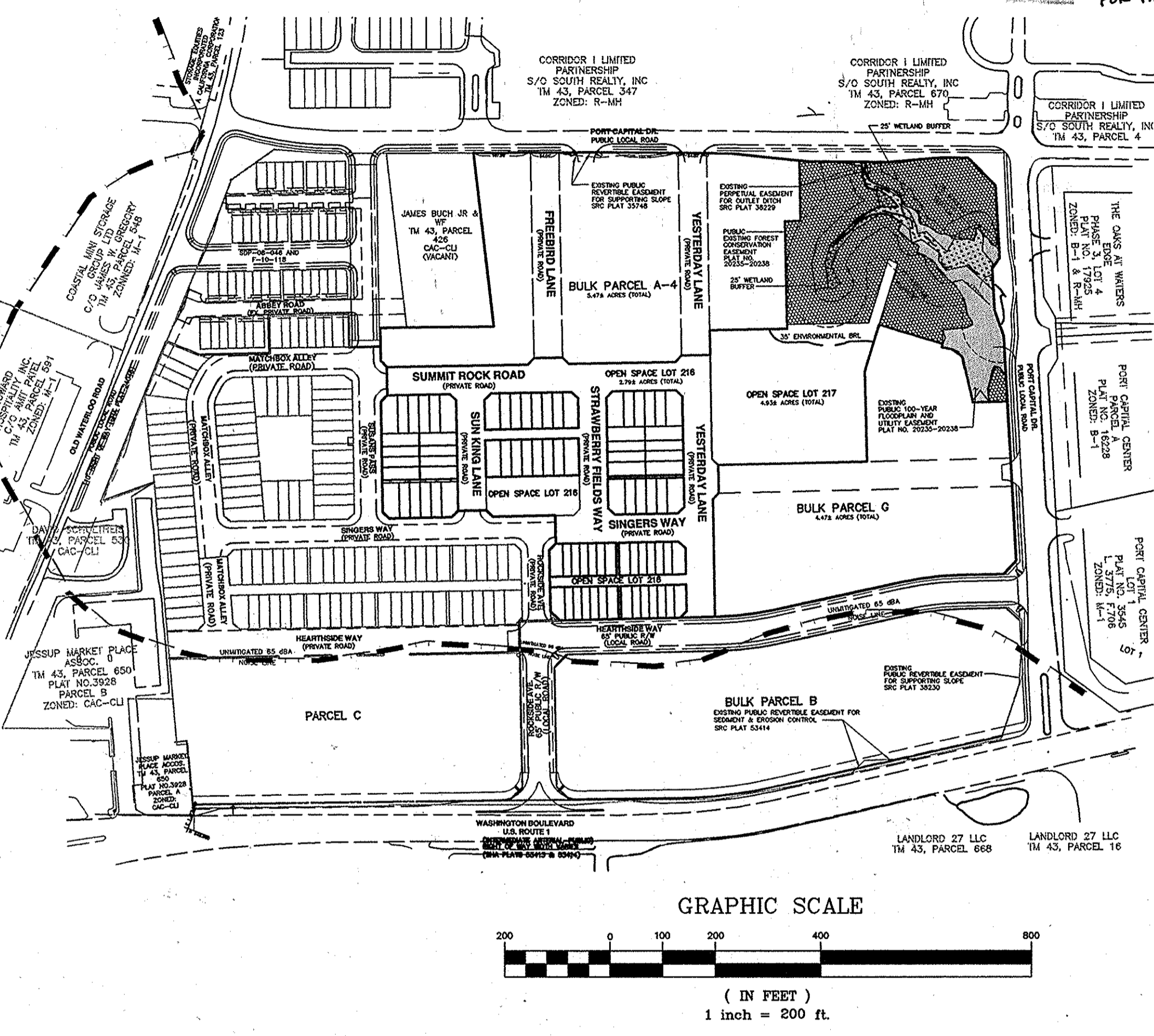
Residential																	
Phase	Year	Deadlines	Adjustments	Allocations Required			Allocation Provided and Anticipated			Credits/Allocations Remaining							
				Credit Units	Standard Units	MHIU	Credit Units	Std. Units	MHIU								
1-1	2008	2008	5/17/2008	206	0	0	206	43*	0	43	163	0	0	163	4%		
1-2	2010	2010	5/17/2010	0	0	0	0	0	0	0	15	57	163	13	0	176	9%
2-1	2011	na	na	0	0	0	0	0	0	0	0	0	163	13	0	176	9%
2-2	2012	12/31/2009	5/14/2011	0	0	77	77	0	42	14	56	163	34	0	197	15%	
2-3	2012	12/31/2009	5/14/2011	0	0	22	22	20	14	56	141	0	0	141	20%		
3	2013	12/31/2010	9/30/2011	0	0	73	73	58	18	171	42	0	0	43	36%		
4	2014	10/31/2011	na	0	0	32	42	31	11	42	43	0	0	43	40%		
5*	2015	3/31/2013	na	0	0	114	114	0	89	25	114	43	0	0	43	51%	
6	2016	12/31/2013	na	0	0	90	90	43	70	20	133	0	0	0	63%		
7	2017	12/31/2014	na	0	0	95	95	0	73	23	95	0	0	0	72%		
8	2018	3/31/2016	na	0	0	150	150	0	115	35	150	0	0	0	86%		
9	2019	3/31/2017	na	0	0	150	150	0	84	66	150	0	0	0	100%		
Totals				206	609	252	1087	206	609	252	1087	23.62%	Overall MHIU's				

NOTE: 1. PLEASE NOTE THAT PHASE 1 SECTION 1 UTILIZED 43 CREDIT UNITS OF WHICH 11 ARE PROPOSED AS MHIU.

2. PROJECTED ALLOCATION USE MAY VARY AS THE PROJECT PROCEEDS.

3. THE TOTAL NUMBER OF STANDARD AND MHIU ALLOCATIONS ARE POOLED TOGETHER AND SINCE 11 CREDIT UNITS WERE USED FOR MHIU'S IT CREATED AN 11 UNIT DEFICIT IN THE PROVIDED MHIU COLUMN AND AN 11 UNIT EXCESS IN THE STD. UNIT COLUMN.

\* SEVERAL OF PHASE 5 ALLOCATIONS ARE UTILIZED BY OTHER PHASES. PHASE 2 SECTION B RECEIVED 28 AND PHASE 3 & 4 APARTMENT BUILDING ON PARCEL C WILL BE TAKING 86.



GRAPHIC SCALE  
1 inch = 200 feet

AMENITY TABLE					
Sections	Parcel (Area)	Total Area (AC)	Amenity Area Required (AC)	Amenity Area Provided (AC)	Proposed Amenity
Phase 1 Section 1 (SDP-08-046)		2.91	0.29	0.33	Tot Lots and Benches
Phase 1 Section 3A (SDP-11-078)		4.28	0.43	0.55	Tot Lots, Benches and Picnic Area
Phase 2 Section A (SDP-11-043)	A	3.00	0.38	0.00	N/A*
Phase 2 Section B (SDP-11-054)	B	10.53	1.05	5.28	Park with Benches, Playfield, Environmental Area Path and Picnic Area
Remaining Sections		9.94	0.99	0.00	N/A*
Phase 3 84 (SDP-12-018)	C 4.18AC	4.18	0.42	0.00	0.41 AC. of Amenity Exclusively for Apartment
Right-of-Way	B 5.46AC	5.46	0.55	0.00	N/A*
Parcel 5	ROW	2.08	0.21	N/A	N/A*
Total		43.2	4.3	6.2	

N/A\* - FUTURE PHASES/SECTIONS REQUIRE NO ADDITIONAL AMENITY SPACE AS A RESULT OF AREAS ESTABLISHED WITHIN THE CURRENTLY PROPOSED/APPROVED PROJECTS PHASES.

NOTE: THE TOTAL AREA OF PHASE 2 SECTION B OF 10.53 AC. DOES NOT MATCH THE AREA OF THE SUBMISSION AS A RESULT OF ENVIRONMENTAL AREAS BEING LEFT OUT OF THE LOD AND PROJECT AREA.

PLEASE NOTE THAT THIS SHEET REPLACES THE PREVIOUS SHEET DATED 9/26/2012

Commercial					S-06-010	Currently Anticipated
Phase	Year	Deadlines	Adjustments	Commercial (SF)	Commercial (SF)	Commercial (SF)
1-1	2008	2008	5/17/2008	84000	n/a	n/a
1-2	2010	2010	5/17/2010	84000	n/a	n/a
2	2011	na	na	0	n/a	n/a
na	2012	12/31/2009	5/14/2011	16800	n/a	n/a
3	2013	12/31/2010	9/30/2011	36900	n/a	n/a
4	2014	10/31/2011	na	17500	n/a	n/a
5	2015	3/31/2013	na	37200	n/a	n/a
6	2016	12/31/2013	na	10800	n/a	n/a
7*	2017	12/31/2014	na	26700	156600	
8	2018	3/31/2016	na	26400	61750	
9	2019	3/31/2017	na	24000	61750	
Totals				280100	280100	

NOTES:

1. AFTER COMPLETION OF 50% OF THE RESIDENTIAL COMPONENT, SPD 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.

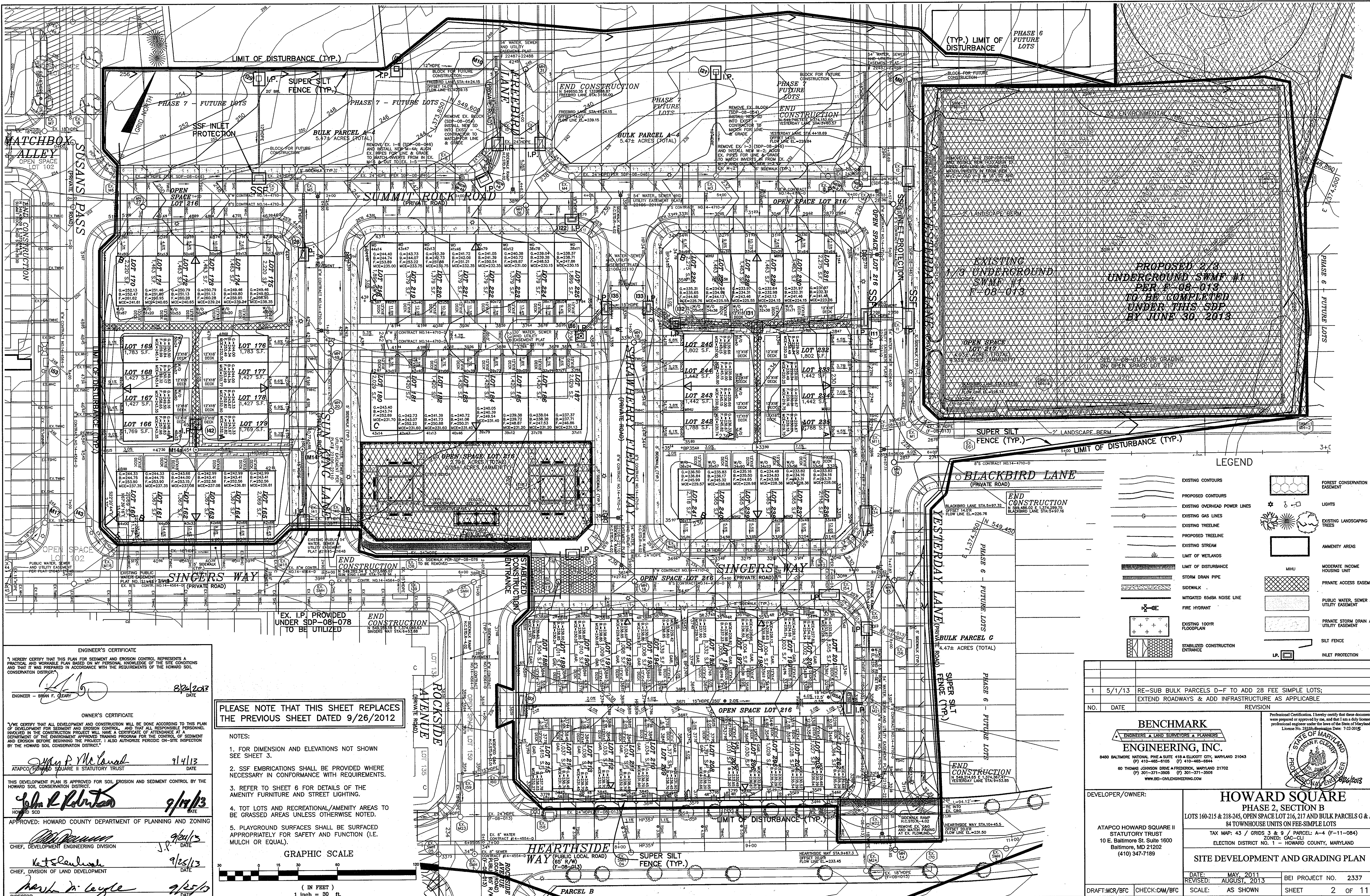
2. THE 84,000 SF INDICATED IN PHASE 1 SECT. 3 WAS ASSOCIATED WITH A HOTEL SDP-08-062 WHICH WAS VOIDED ON JULY 8, 2008.

ADDRESS CHART			
LOT NO.	STREET ADDRESS	LOT NO.	STREET ADDRESS
160	7431 SINGERS WAY	202	7289 HEARTHSTONE WAY
161	7433 SINGERS WAY	203	7291 HEARTHSTONE WAY
162	7435 SINGERS WAY	204	7293 HEARTHSTONE WAY
163	7437 SINGERS WAY	205	7295 HEARTHSTONE WAY
164	7439 SINGERS WAY	206	7297 HEARTHSTONE WAY
165	7441 SINGERS WAY	207	7299 HEARTHSTONE WAY
166	7443 SINGERS PASS	208	7301 HEARTHSTONE WAY
167	7445 SINGERS PASS	209	7303 HEARTHSTONE WAY
168	7447 SINGERS PASS	210	7305 HEARTHSTONE WAY
169	7449 SINGERS PASS	211	7307 HEARTHSTONE WAY
170	7300 SUMMIT ROCK ROAD	212	7309 HEARTHSTONE WAY
171	7302 SUMMIT ROCK ROAD	213	7311 HEARTHSTONE WAY
172	7304 SUMMIT ROCK ROAD	214	7313 HEARTHSTONE WAY
173	7306 SUMMIT ROCK ROAD	215	7315 HEARTHSTONE WAY
174	7308 SUMMIT ROCK ROAD	216	7317 HEARTHSTONE WAY
175	7310 SUMMIT ROCK ROAD	217	7319 HEARTHSTONE WAY
176	7210 SUN KING LANE	220	7314 SUMMIT ROCK ROAD
177	7212 SUN KING LANE	221	7320 SUMMIT ROCK ROAD
178	7214 SUN KING LANE	222	7326 SUMMIT ROCK ROAD
179	7216 SUN KING LANE	223	7332 SUMMIT ROCK ROAD
180	7442 SINGERS WAY	224	7338 SUMMIT ROCK ROAD
181	7444 SINGERS WAY	225	7344 SUMMIT ROCK ROAD
182	7446 SINGERS WAY	226	7350 SUMMIT ROCK ROAD
183	7448 SINGERS WAY	227	7356 SUMMIT ROCK ROAD
184	7450 SINGERS WAY	228	7362 SUMMIT ROCK ROAD
185	7452 SINGERS WAY	229	7368 SUMMIT ROCK ROAD
186	7454 SINGERS WAY	230	7374 SUMMIT ROCK ROAD
187	7456 SINGERS WAY	231	7380 SUMMIT ROCK ROAD
188	7458 SINGERS WAY	232	7386 YESTERDAY LANE
189	7460 SINGERS WAY	233	7392 YESTERDAY LANE
190	7462 SINGERS WAY	234	7398 YESTERDAY LANE
191	7464 SINGERS WAY	235	7404 YESTERDAY LANE
192	7466 SINGERS WAY	236	7410 YESTERDAY LANE
193	7468 SINGERS WAY	237	7416 SINGERS WAY
194	7470 SINGERS WAY	238	7422 SINGERS WAY
195	7472 SINGERS WAY	239	7428 SINGERS WAY
196	7474 SINGERS WAY	240	7434 SINGERS WAY
197	7476 SINGERS WAY	241	7440 SINGERS WAY
198	7478 SINGERS WAY	242	7446 SINGERS WAY
199	7480 SINGERS WAY	243	7452 SINGERS WAY
200	7482 SINGERS WAY	244	7458 SINGERS WAY
201	7484 SINGERS WAY	245	7464 SINGERS WAY

PERMIT INFORMATION CHART					
SUBDIVISION NAME:	SECTION/AREA:	PARCEL:			
HOWARD SQUARE	PHASE 2, SECT B	PARCEL 'A-4'			
PLAT:	BLOCK No:	ZONE:	TAX MAP:	ELECTION DISTRICT:	CENSUS TRACT:
22108-22110 22379-22380	3&9	CAC-CLU	43	1	6069.01

SITE ANALYSIS DATA CHART	
A.) TOTAL PROJECT AREA	20.47± AC. (9.94 AC. WITHIN PARCEL A-4 AND G)
B.) AREA OF THIS PLAN SUBMISSION	9.58± AC.
C.) APPROXIMATE LIMIT OF DISTURBANCE	9.58± AC.
D.) PRESENT ZONING:	CAC-CLU
E.) PROPOSED USE OF SITE:	RESIDENTIAL SINGLE FAMILY ATTACHED UNITS
F.) TOTAL NUMBER OF UNITS ALLOWED AS SHOWN ON FINAL PLATS)	84
G.) TOTAL NUMBER OF UNITS PROPOSED:	84
H.) MAXIMUM NUMBER OF EMPLOYEES PER USE:	N/A
I.) NUMBER OF PARKING SPACES REQUIRED BY HO. CO. ZONING REGULATIONS (2/UNIT + 30%)	194
J.) NUMBER OF PARKING SPACES PROVIDED: WIDENING PRIVATE ROADS TO 28' PAVED WITH CREDITED TOWARD 61 SPACES TRANSFERRED TO SDP-14-043 PH 6 = 46 REMAIN	204*
K.) AMENITY AREA REQUIRED (10% AMENITY AREA PROVIDED WITH THIS PLAN	5.36 AC. (10% OF 9.58 AC. OR AREA OF SUBDIVISION)
L.)	





**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.  
 ENGINEER - BRIAN F. CLEARY  
 DATE: 8/26/2013

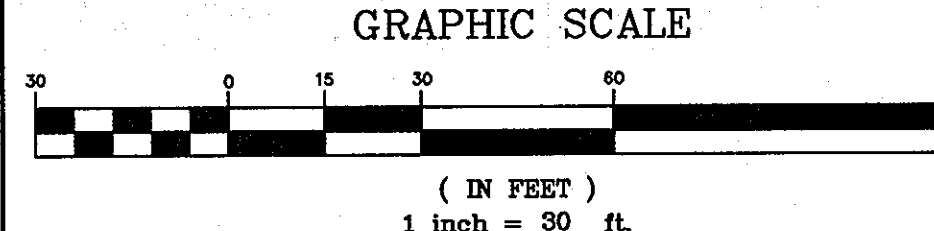
**OWNER'S CERTIFICATE**  
 I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN OF DEVELOPMENT FOR SEDIMENT AND EROSION CONTROL, AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT 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.  
 ATAPCO HOWARD SQUARE II STATUTORY TRUST  
 DATE: 9/14/13

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
 DATE: 9/24/13

DATE: 9/25/13

PLEASE NOTE THAT THIS SHEET REPLACES THE PREVIOUS SHEET DATED 9/26/2012

- NOTES:
- FOR DIMENSION AND ELEVATIONS NOT SHOWN SEE SHEET 3.
  - SSF EMBRICATIONS SHALL BE PROVIDED WHERE NECESSARY IN CONFORMANCE WITH REQUIREMENTS.
  - REFER TO SHEET 6 FOR DETAILS OF THE AMENITY FURNITURE AND STREET LIGHTING.
  - TOT LOTS AND RECREATIONAL/AMENITY AREAS TO BE GRASSED AREAS UNLESS OTHERWISE NOTED.
  - PLAYGROUND SURFACES SHALL BE SURFACED APPROPRIATELY FOR SAFETY AND FUNCTION (I.E. MULCH OR EQUAL).



**LEGEND**

EXISTING CONTOURS	FOREST CONSERVATION EASEMENT
PROPOSED CONTOURS	LIGHTS
EXISTING OVERHEAD POWER LINES	EXISTING LANDSCAPING TREES
EXISTING GAS LINES	AMENITY AREAS
EXISTING TREE LINE	LIMIT OF WETLANDS
PROPOSED TREE LINE	LIMIT OF DISTURBANCE
EXISTING STREAM	STORM DRAIN PIPE
MITIGATED 85dBA NOISE LINE	SIDEWALK
FIRE HYDRANT	EXISTING 100YR FLOODPLAIN
STABILIZED CONSTRUCTION ENTRANCE	STABILIZED CONSTRUCTION ENTRANCE
	LP
	INLET PROTECTION

NO.	DATE	REVISION
1	5/1/13	RE-SUB BULK PARCELS D-F TO ADD 28 FEE SIMPLE LOTS; EXTEND ROADWAYS & ADD INFRASTRUCTURE AS APPLICABLE

**BENCHMARK ENGINEERING, INC.**  
 8460 BALTIMORE NATIONAL PIKE SUITE 418 ELLICOTT CITY, MARYLAND 21104  
 (P) 410-465-6105 (F) 410-465-6844  
 60 THOMAS JOHNSON DRIVE A FREDERICK, MARYLAND 21702  
 (P) 301-371-3508 (F) 301-371-3508  
 WWW.BE-ENGINEERING.COM

**HOWARD SQUARE**  
 PHASE 2, SECTION B  
 LOTS 160-215 & 218-245, OPEN SPACE LOT 216, 217 AND BULK PARCELS G & A-4  
 84 TOWNHOUSE UNITS ON FEE-SIMPLE LOTS  
 TAX MAP: 43 / GRIDS 3 & 9 / PARCEL: A-4 (F-11-084)  
 ELECTION DISTRICT NO. 1 - HOWARD COUNTY, MARYLAND  
 (410) 347-7189

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

SITE DEVELOPMENT AND GRADING PLAN

DATE: MAY 2011  
 REVISED: AUGUST 2013  
 SCALE: AS SHOWN

BEI PROJECT NO. 2337  
 SHEET 2 OF 11

DRAFT:MCR/BFC CHECK:CAM/BFC

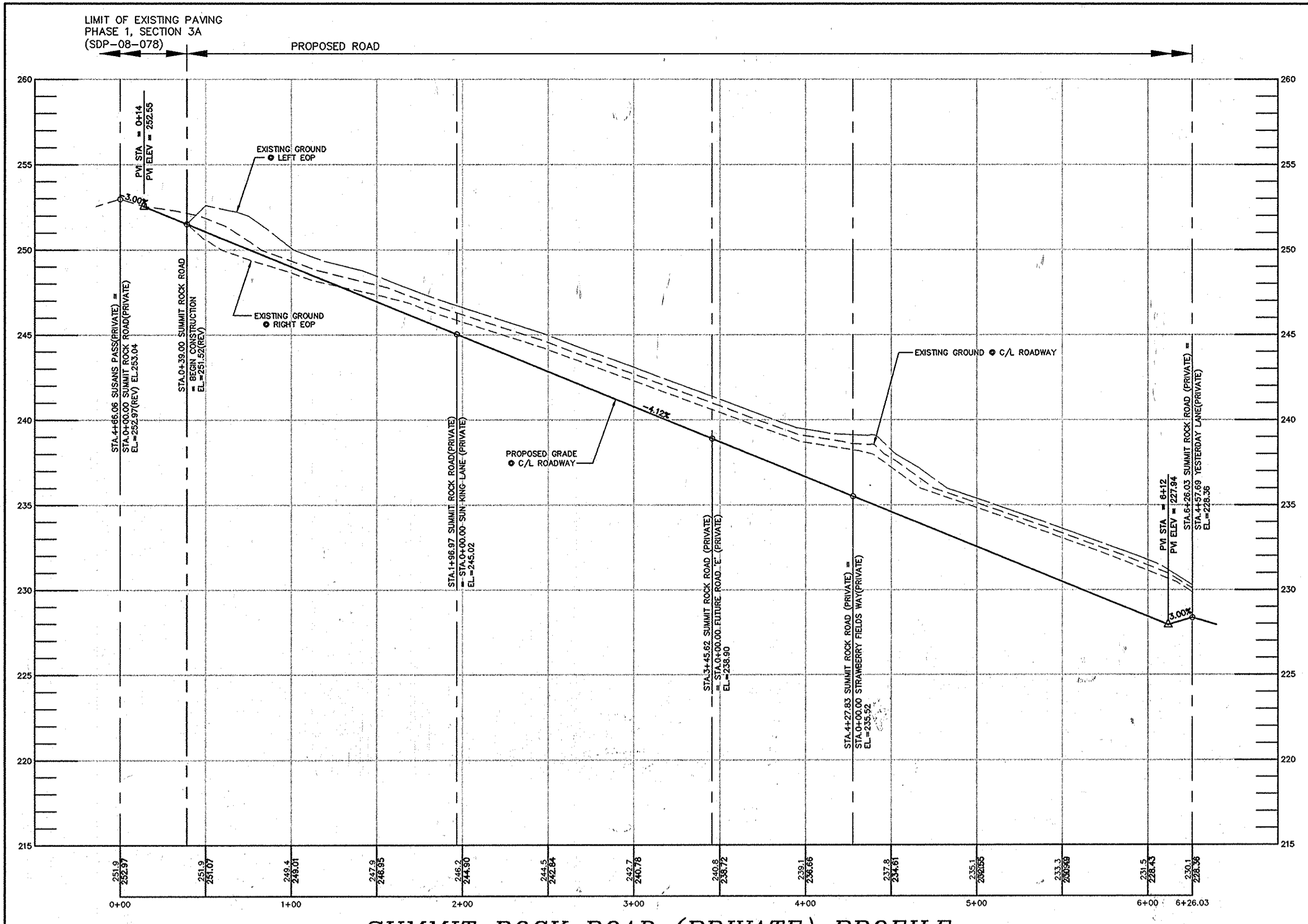






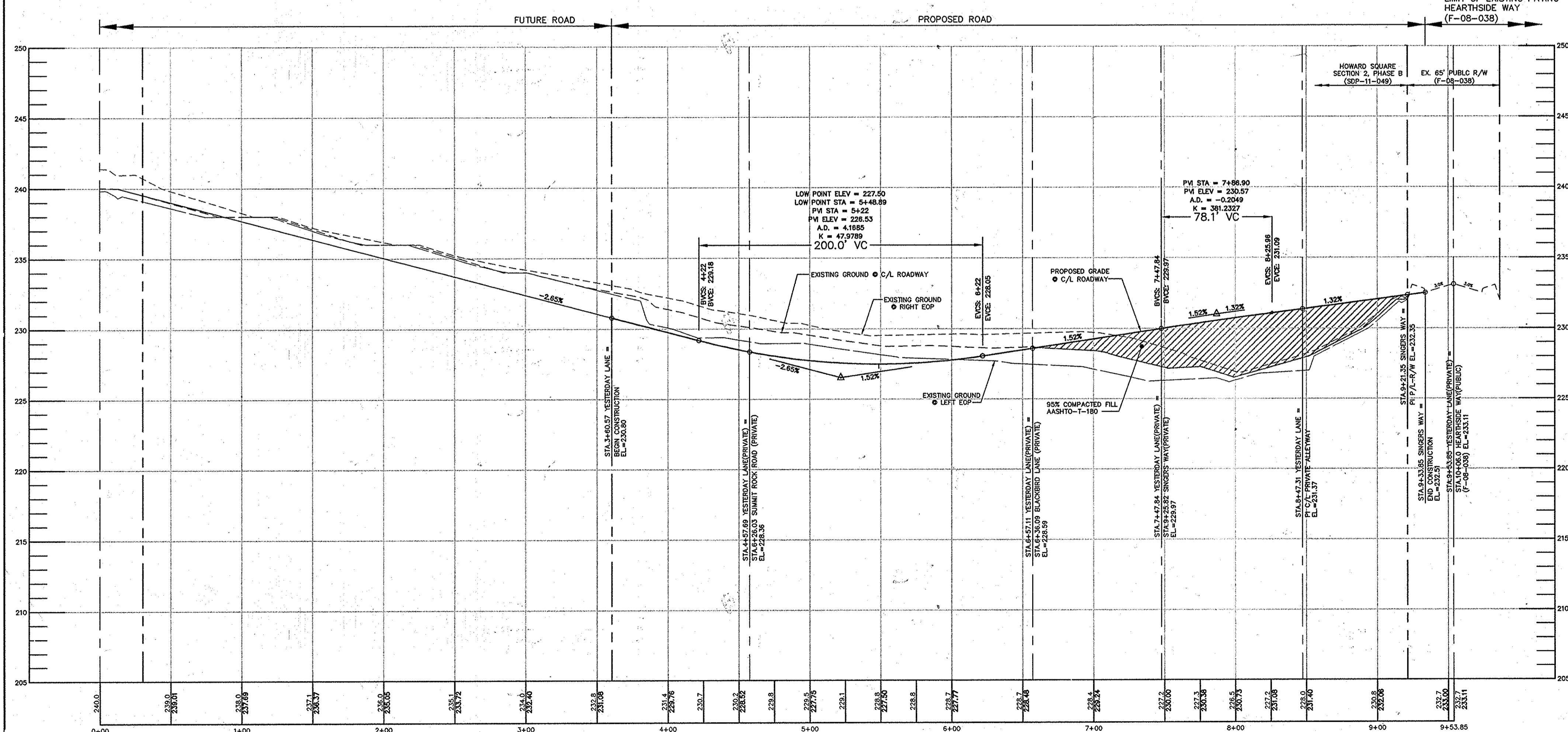






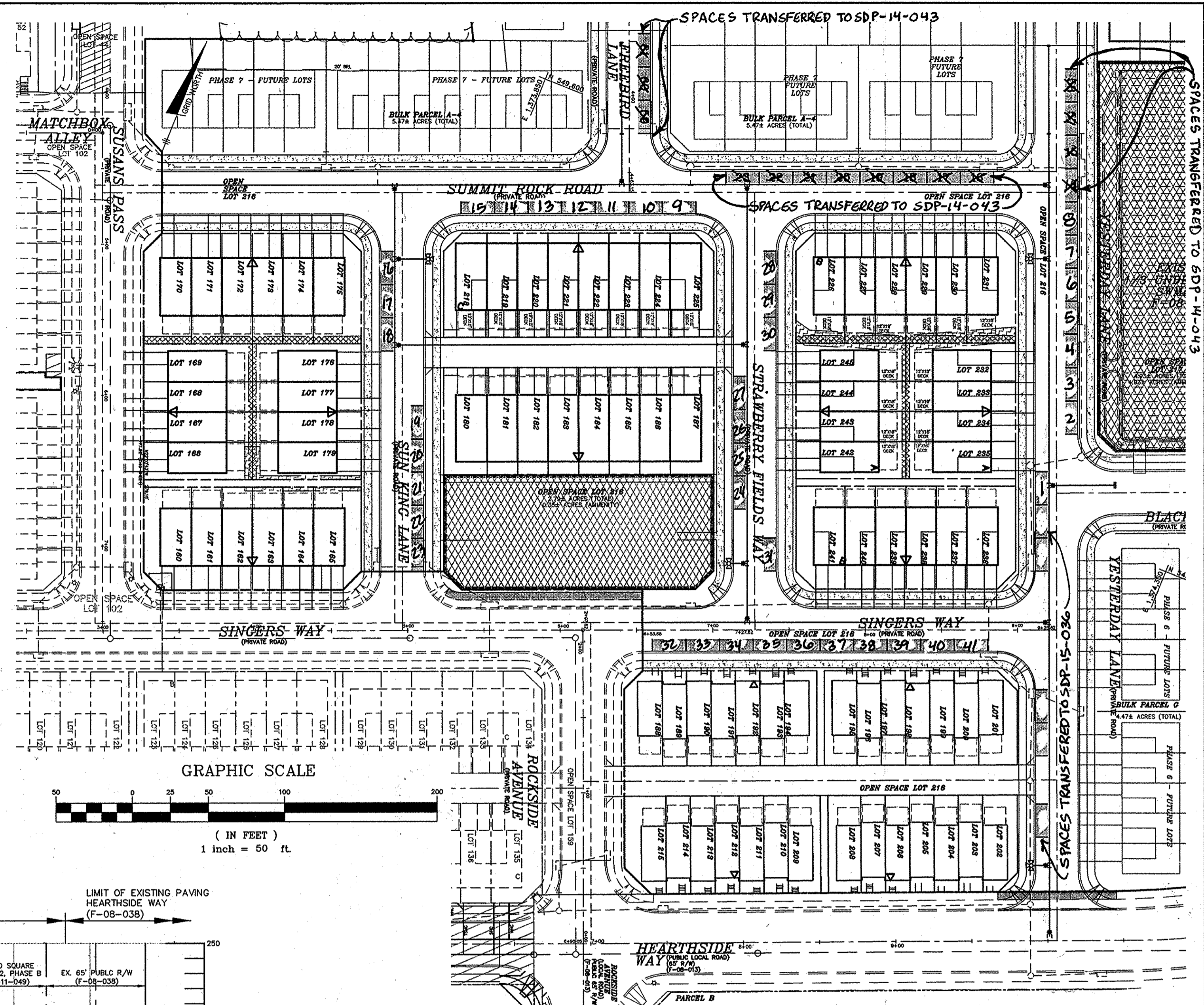
**SUMMIT ROCK ROAD (PRIVATE) PROFILE**

HORIZONTAL SCALE: 1"=50'  
VERTICAL SCALE: 1"=5'



**YESTERDAY LANE (PRIVATE) PROFILE**

HORIZONTAL SCALE: 1"=50'  
VERTICAL SCALE: 1"=5'



**ON-STREET PARKING EXHIBIT**

SCALE: 1"=50'

**PARKING COMPUTATIONS:**  
84 UNITS X 2 SPACES/UNIT = 168 SPACES PROVIDED IN GARAGE AND ONE IN DRIVEWAY.

**OVERFLOW REQUIREMENT:**  
84 UNITS X 2.30 = 194 SPACES. PROVIDED BY WIDENING STREET TO 28' WIDE TO INCORPORATE PARKING = 41 SPACES.

**TOTAL PARKING PROVIDED:**  
41 ON-STREET + 168 ON-LOT = 209 SPACES.

84 ULTIMATE UNITS

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. 22370 Expiration Date: 6-30-17

PLEASE NOTE THAT THIS SHEET REPLACES THE PREVIOUS SHEET DATED 9/26/2012

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
 Chief, Development Engineering Division: [Signature] 9/25/13  
 Chief, Division of Land Development: [Signature] 9/25/13  
 Director: [Signature] 9/25/13

NO.	DATE	REVISION
4	10-6-15	TRANSFER 2 ON-STREET PARKING SPACES TO SDP-15-036 (PH 7)
3	5-21-15	TRANSFER 3 ON-STREET PARKING SPACES TO SDP-15-036 (PH 7)
2	4-24-14	TRANSFER 15 ON-STREET PARKING SPACES TO SDP-14-043 (PH 6)
1	5/1/13	RE-SUB BULK PARCELS D-F TO ADD 28 FEE SIMPLE LOTS; EXTEND ROADWAYS & ADD INFRASTRUCTURE AS APPLICABLE

**BENCHMARK ENGINEERING, INC.**  
 ENGINEERS • LAND SURVEYORS • PLANNERS  
 8460 BALTIMORE NATIONAL PIKE SUITE 418 A ELLETT CITY, MARYLAND 21043  
 (P) 410-465-8105 (F) 410-465-8844  
 60 THOMAS JOHNSON DRIVE A FREDERICK, MARYLAND 21702  
 (P) 301-371-3505 (F) 301-371-3506  
 WWW.BE-ENGINEERING.COM

**HOWARD SQUARE**  
 PHASE 2, SECTION B  
 LOTS 160-215 & 218-245, OPEN SPACE LOT 216, 217 AND BULK PARCELS G & A-4  
 84 TOWNHOUSE UNITS ON FEE-SIMPLE LOTS

TAX MAP: 43 / GRIDS 3 & 9 / PARCEL: A-4 (F-11-084)  
 CONDED: CAC-CL  
 ELECTION DISTRICT NO. 1 - HOWARD COUNTY, MARYLAND

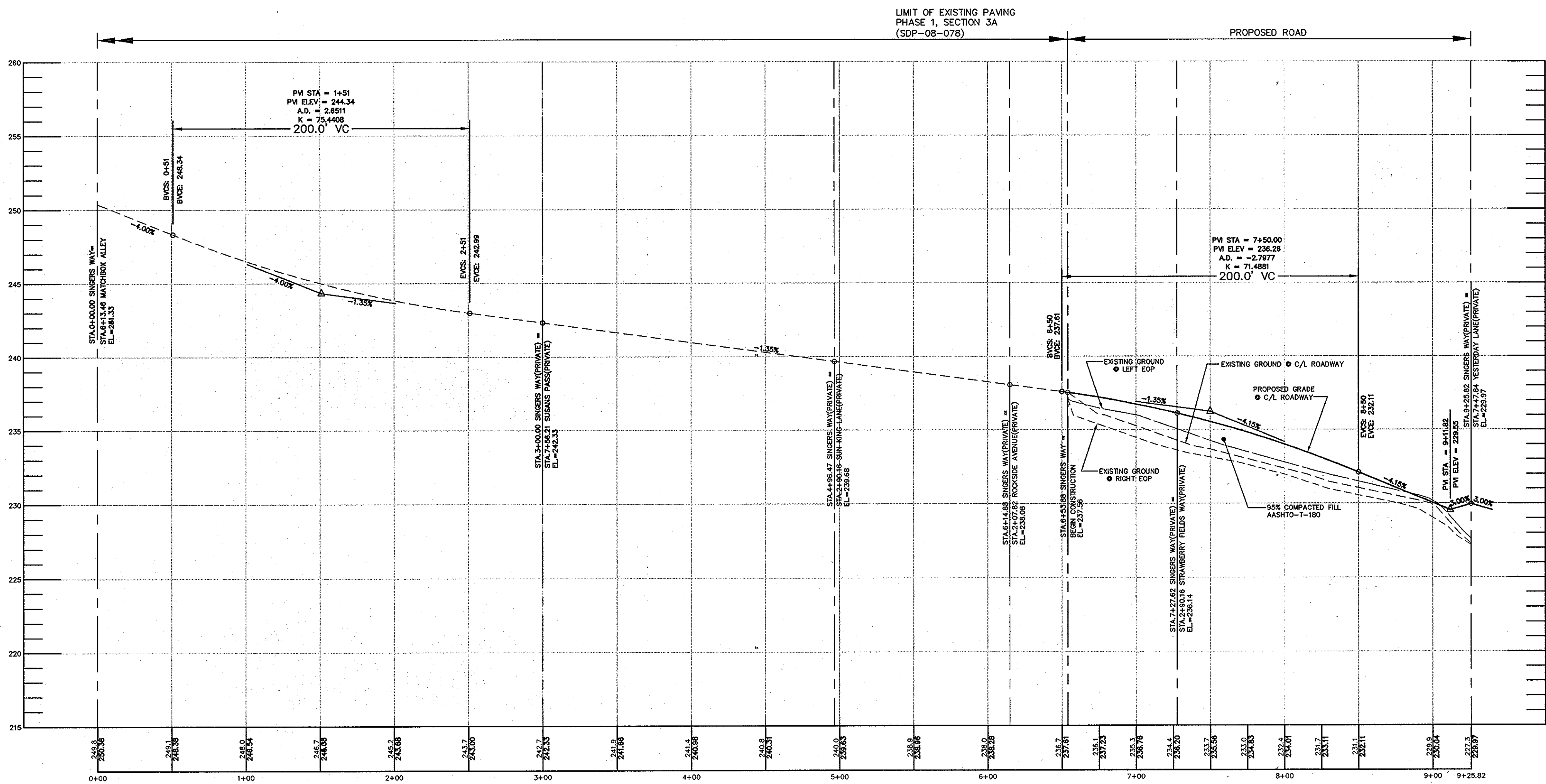
**PRIVATE ROAD PROFILES AND DETAILS**

DATE: MAY 2011  
 REVISED: AUGUST, 2013  
 SCALE: AS SHOWN

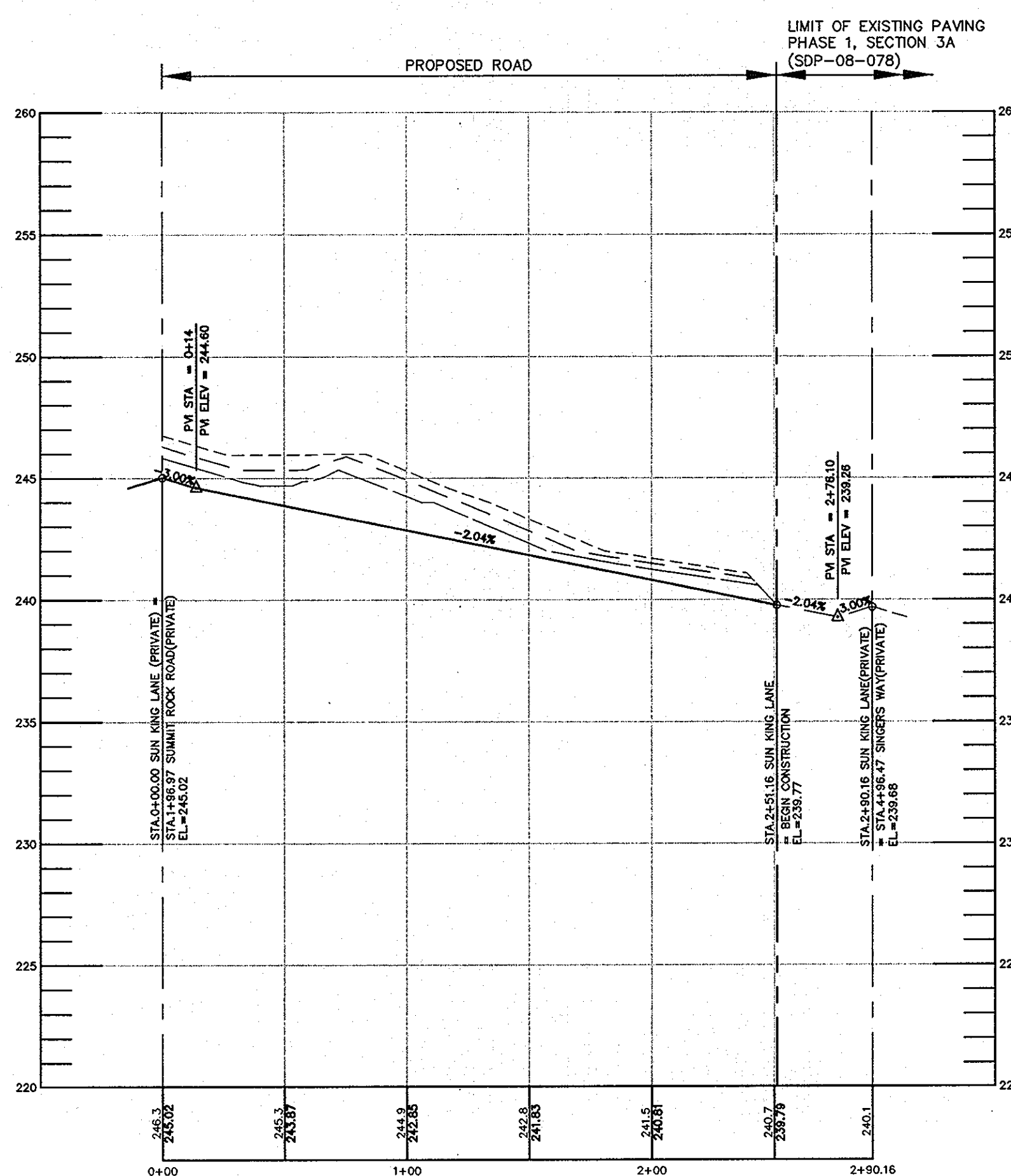
DEVELOPER/OWNER: ATAPCO HOWARD SQUARE II STATUTORY TRUST  
 10 E. Baltimore St. Suite 1600  
 Baltimore, MD 21202  
 (410) 347-7189

BEI PROJECT NO. 2337  
 SHEET 5 OF 11

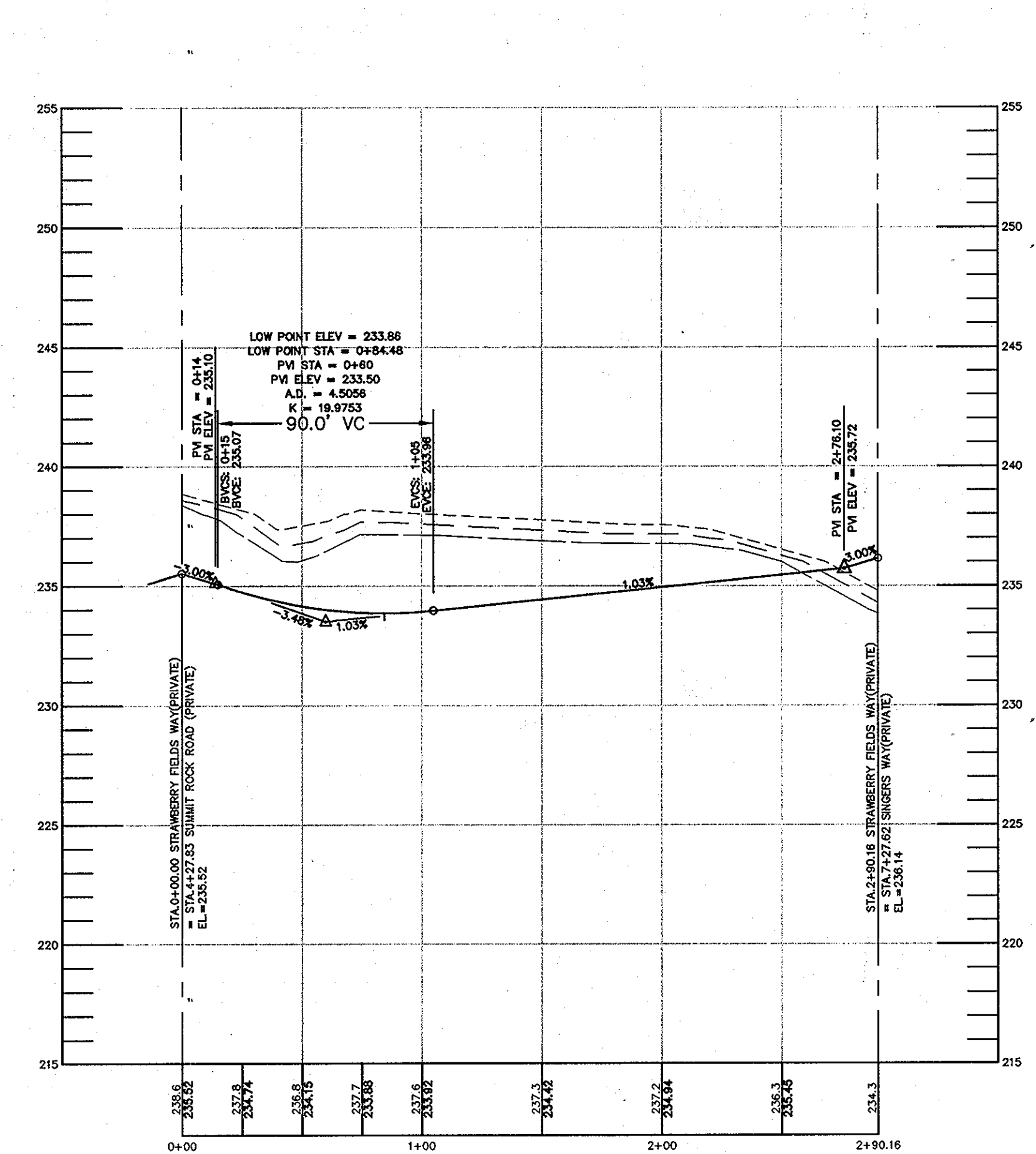




**SINGERS WAY (PRIVATE) PROFILE**  
 HORIZONTAL SCALE: 1"=50'  
 VERTICAL SCALE: 1"=5'



**SUN KING LANE (PRIVATE) PROFILE**  
 HORIZONTAL SCALE: 1"=50'  
 VERTICAL SCALE: 1"=5'



**STRAWBERRY FIELDS WAY (PRIVATE) PROFILE**  
 HORIZONTAL SCALE: 1"=50'  
 VERTICAL SCALE: 1"=5'

**P2565 Specification Sheet**

Example: P2565 10 A

Product Code	P2565
Finish	10 11 12 13 14 15 16
Finish	A B C D E H

**Specifications**

**HOUSING:** 305 HMI high-strength, low-copper, proprietary cast aluminum alloy. 6055-T5 extruded aluminum. Anchor rods are hot dipped galvanized steel. Taron 3 3/8" 104 sand cast aluminum.

**FINISH:** A: 40 micron polyurethane enamel finish is applied after assembly and is field finished to create a surface profile which allows for the highest level of performance. Laboratory tested for superior weatherability and fade resistance in accordance with ASTM D-117-04 and ANSI/ASTM G57-77 specifications. For larger projects where a custom color is required, contact the factory for more information.

**WARRANTY:** Three-year limited warranty.

**TEMPERATURE:** 7°F to 114°F

**Bolt Circle:** 11" x 14"

**Anchor Rods:** 60 304 stainless steel, 1/2" dia. x 18"

**Base Dimensions:** 12 3/4" dia. x 4 1/2" dia.

**Base Cover:** (Included) 1/2" dia. x 9 1/4"

**Hand Hole:** 4 3/8" x 5 3/8"

**Shaft:** 1/2" diameter, 1/2" length

**ISO 9001:2000 Registered**

**PHILIPS** Note: Hako reserves the right to modify the above details to reflect changes in the cost of materials and/or production and/or design without prior notice. ©2007 Gateway Lighting, Inc. 17245 and 171 359-7131 fax: (717) 359-8588 www.hako.com Copyright 2008 Philips

**Watt Thickness:** 6 1/2" Aluminum

**Height:** 19", 17", 14", 11"

**Pole EPA Values**

Wind speed (mph)	Height		
	10'	14'	19'
80	13,700	11,200	8,800
100	8,500	5,600	3,700

**Victorian (V72) Specification Sheet**

Example: V72 A TO N D 705 E

Product Code	V72	Victorian
Finish	A	Black
	B	White
	C	Brass
	H	Brass
	I	White
	J	White
	K	White
	L	White
	M	White
	N	White
	O	White
	P	White
	Q	White
	R	White
	S	White
	T	White
	U	White
	V	White
	W	White
	X	White
	Y	White
	Z	White

**Specifications**

**HOUSING:** 305 HMI high-strength, low-copper, proprietary cast aluminum alloy. 6055-T5 extruded aluminum. Anchor rods are hot dipped galvanized steel. Taron 3 3/8" 104 sand cast aluminum.

**FINISH:** A: 40 micron polyurethane enamel finish is applied after assembly and is field finished to create a surface profile which allows for the highest level of performance. Laboratory tested for superior weatherability and fade resistance in accordance with ASTM D-117-04 and ANSI/ASTM G57-77 specifications. For larger projects where a custom color is required, contact the factory for more information.

**WARRANTY:** Three-year limited warranty.

**TEMPERATURE:** 7°F to 114°F

**Bolt Circle:** 11" x 14"

**Anchor Rods:** 60 304 stainless steel, 1/2" dia. x 18"

**Base Dimensions:** 12 3/4" dia. x 4 1/2" dia.

**Base Cover:** (Included) 1/2" dia. x 9 1/4"

**Hand Hole:** 4 3/8" x 5 3/8"

**Shaft:** 1/2" diameter, 1/2" length

**ISO 9001:2000 Registered**

**PHILIPS** Note: Hako reserves the right to modify the above details to reflect changes in the cost of materials and/or production and/or design without prior notice. ©2007 Gateway Lighting, Inc. 17245 and 171 359-7131 fax: (717) 359-8588 www.hako.com Copyright 2008 Philips

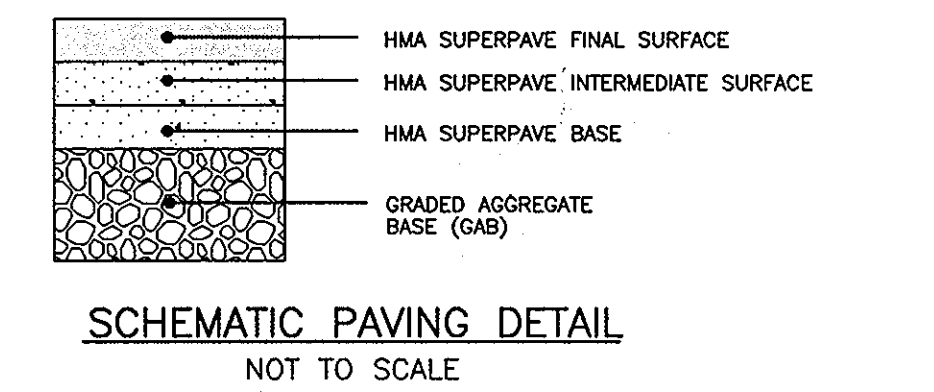
**Watt Thickness:** 6 1/2" Aluminum

**Height:** 19", 17", 14", 11"

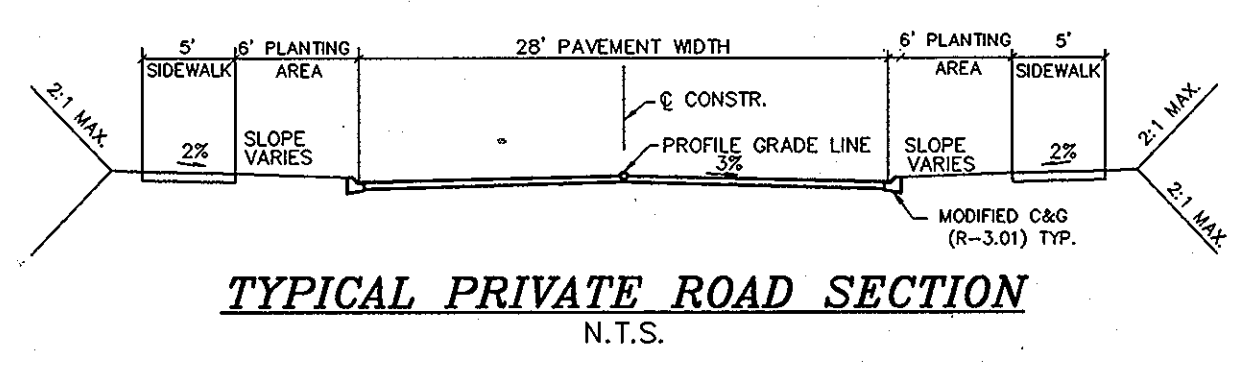
**Pole EPA Values**

Wind speed (mph)	Height		
	10'	14'	19'
80	13,700	11,200	8,800
100	8,500	5,600	3,700

SECTION NUMBER	ROAD AND STREET CLASSIFICATION	CALIFORNIA BEARING RATIO (CBR)		PAVEMENT MATERIAL (INCHES)		
		3 to <5	5 to <7	MIN. HMA WITH GAB	HMA WITH CONSTANT GAB	
P-2	PARKING DRIVE AISLES: RESIDENTIAL AND NON-RESIDENTIAL WITH NO MORE THAN 10 HEAVY TRUCKS PER DAY LOCAL ROADS: ACCESS PLACES, ACCESS STREET CUL-DE-SAC: RESIDENTIAL	HMA SUPERPAVE FINAL SURFACE	1.5	1.5	1.5	1.5
		HMA SUPERPAVE INTERMEDIATE SURFACE	1.0	1.0	1.0	1.0
		HMA SUPERPAVE BASE	2.0	2.0	2.0	2.0
		GRADED AGGREGATE BASE (GAB)	8.0	4.0	3.0	4.0
		GRADED AGGREGATE BASE (GAB)	8.0	4.0	3.0	4.0



**PAVING SPECIFICATIONS (HO.CO. STD R-2.01)**



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION *J.P.* 10/26/12 DATE

CHIEF, DIVISION OF LAND DEVELOPMENT *J.P.* 10/26/12 DATE

DIRECTOR *J.P.* 10/26/12 DATE

**BENCHMARK ENGINEERING, INC.**  
 ENGINEERS & LAND SURVEYORS & PLANNERS  
 8480 BALTIMORE NATIONAL PIKE SUITE 418 B ELLICOTT CITY, MARYLAND 21043  
 (P) 410-465-8105 (F) 410-465-8644  
 60 THOMAS JOHNSON DRIVE A FREDERICK, MARYLAND 21702  
 (P) 301-371-3505 (F) 301-371-3508  
 WWW.BE3-CVLENGINEERING.COM

**HOWARD SQUARE PHASE 2, SECTION B**  
 LOTS 160 - 215, OPEN SPACE LOT 216, 217 AND BULK PARCELS D THROUGH G AND A-4.56 TOWNHOUSE UNITS ON FEE-SIMPLE LOTS  
 TAX MAP: 43 / GRIDS 3 & 9 / PARCEL: A-4 (F-11-084)  
 ZONED: CAC-CU  
 ELECTION DISTRICT NO. 1 - HOWARD COUNTY, MARYLAND

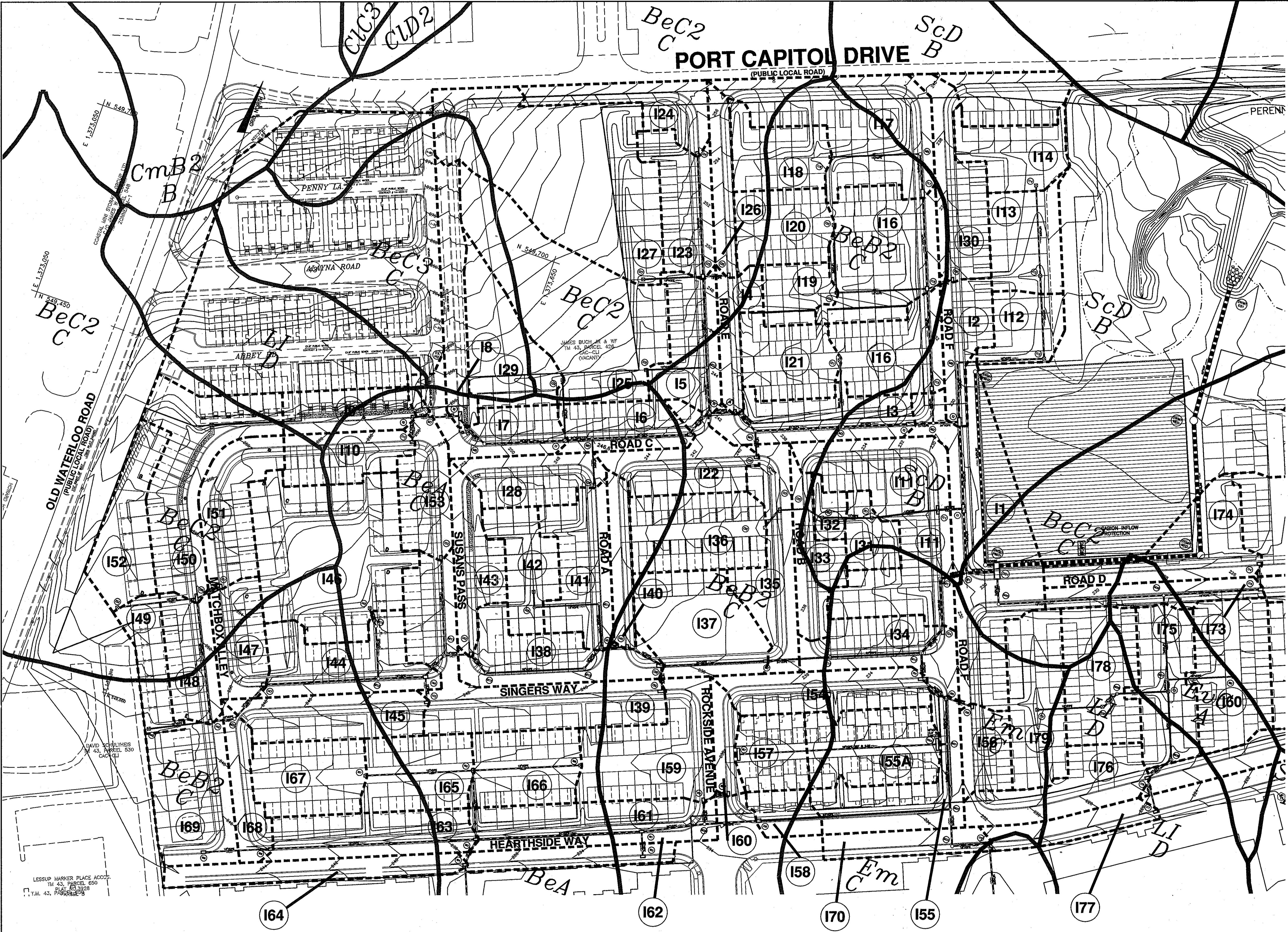
**PRIVATE ROAD PROFILES AND DETAILS**

DATE: MAY, 2011  
 REVISION: SEPTEMBER, 2012  
 SCALE: AS SHOWN

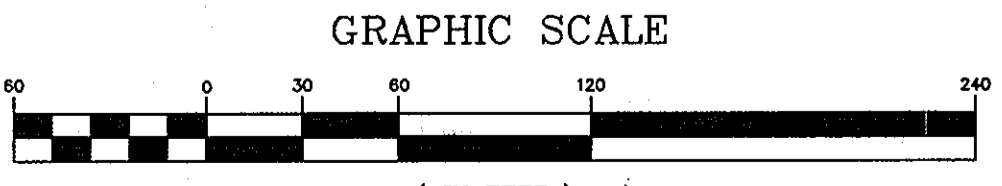
DEVELOPER/OWNER: ATAPCO HOWARD SQUARE II STATUTORY TRUST  
 10 E. Baltimore St. Suite 1600  
 Baltimore, MD 21202  
 (410) 347-7189

BEI PROJECT NO. 2337  
 SHEET 6 OF 11





AREA AND "C" FACTOR TABULATION				
INLET #	ZONING (Z)	AREA (Ac) (A)	"C" FACTOR (C)-25	% IMPERVIOUS (P)-25
I-1	CAC-CL1	0.85	0.52	56.6
I-2	CAC-CL1	0.20	0.54	88.0
I-3	CAC-CL1	0.31	0.62	84.2
I-4	CAC-CL1	0.15	0.72	90.7
I-5	CAC-CL1	0.27	0.55	79.3
I-6	CAC-CL1	0.21	0.58	81.7
I-7	CAC-CL1	0.24	0.68	88.3
I-8	CAC-CL1	0.24	0.82	97.1
I-9	CAC-CL1	0.20	0.61	82.5
I-10	CAC-CL1	0.22	0.57	80.9
I-11	CAC-CL1	0.66	0.51	77.7
I-12	CAC-CL1	0.18	0.30	65.0
I-13	CAC-CL1	0.27	0.30	65.0
I-14	CAC-CL1	0.24	0.30	65.0
I-15	CAC-CL1	0.32	0.46	73.8
I-16	CAC-CL1	0.49	0.42	70.7
I-17	CAC-CL1	0.60	0.55	78.6
I-18	CAC-CL1	0.24	0.33	65.0
I-19	CAC-CL1	0.15	0.33	65.0
I-20	CAC-CL1	0.26	0.33	65.0
I-21	CAC-CL1	0.28	0.33	65.0
I-22	CAC-CL1	0.28	0.61	83.8
I-23	CAC-CL1	0.27	0.53	78.0
I-24	CAC-CL1	0.23	0.74	92.4
I-25	CAC-CL1	0.88	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	0.51	83.2
I-35	CAC-CL1	0.33	0.54	85.0
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	84.0
I-39	CAC-CL1	0.62	0.59	81.9
I-40	CAC-CL1	0.13	0.86	100.0
I-41	CAC-CL1	0.32	0.55	79.2
I-42	CAC-CL1	0.23	0.33	65.0
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	65.0
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	65.0
I-50	CAC-CL1	0.52	0.51	76.4
I-51	CAC-CL1	0.29	0.50	83.1
I-52	CAC-CL1	0.29	0.33	65.0
I-53	CAC-CL1	0.24	0.62	84.0
I-54	CAC-CL1	0.31	0.59	81.9
I-55	CAC-CL1	0.33	0.70	89.4
I-55A	CAC-CL1	0.36	0.33	65.0
I-56	CAC-CL1	0.14	0.56	80.0
I-57	CAC-CL1	0.19	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	0.76	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	0.68	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



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
CmB2	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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

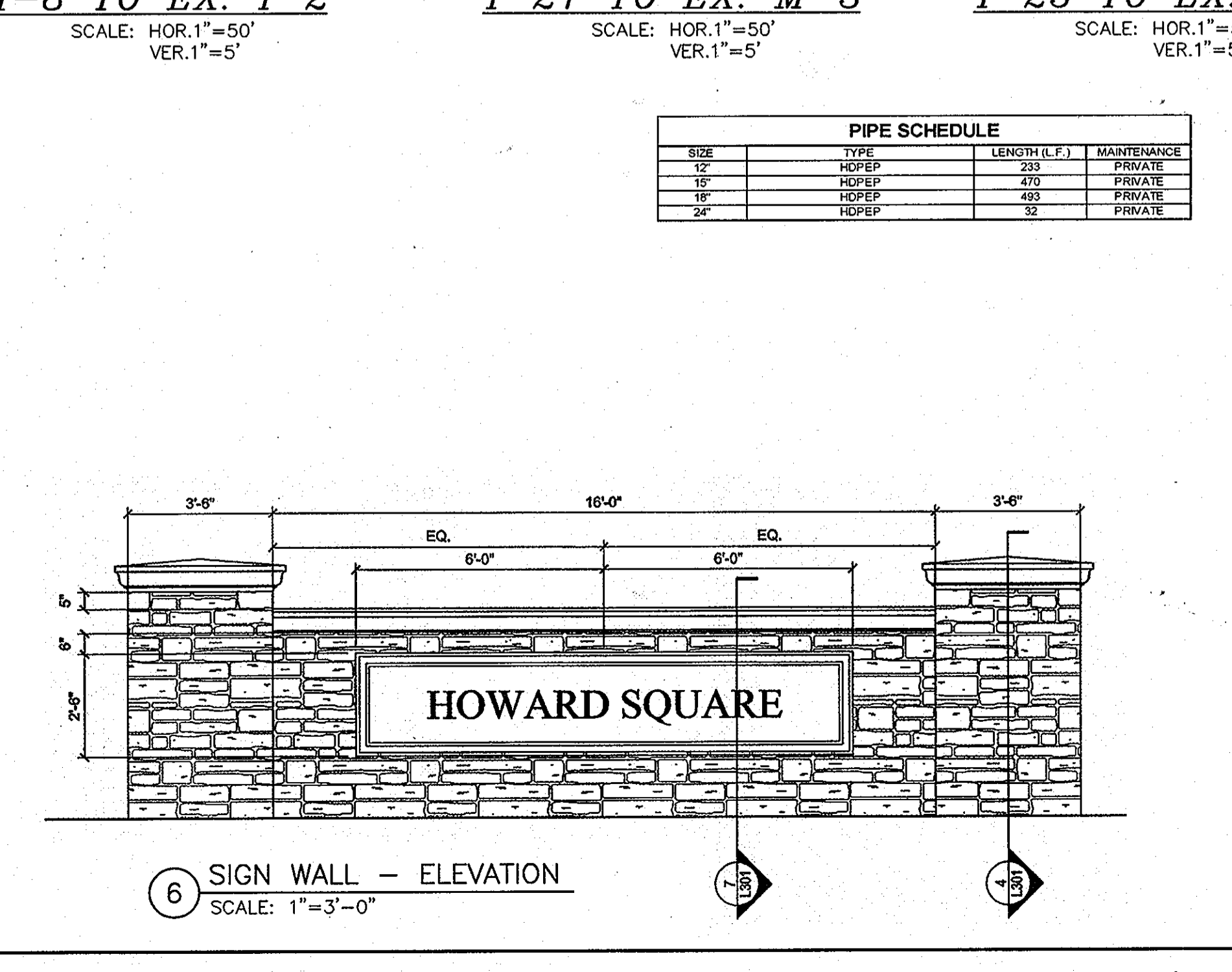
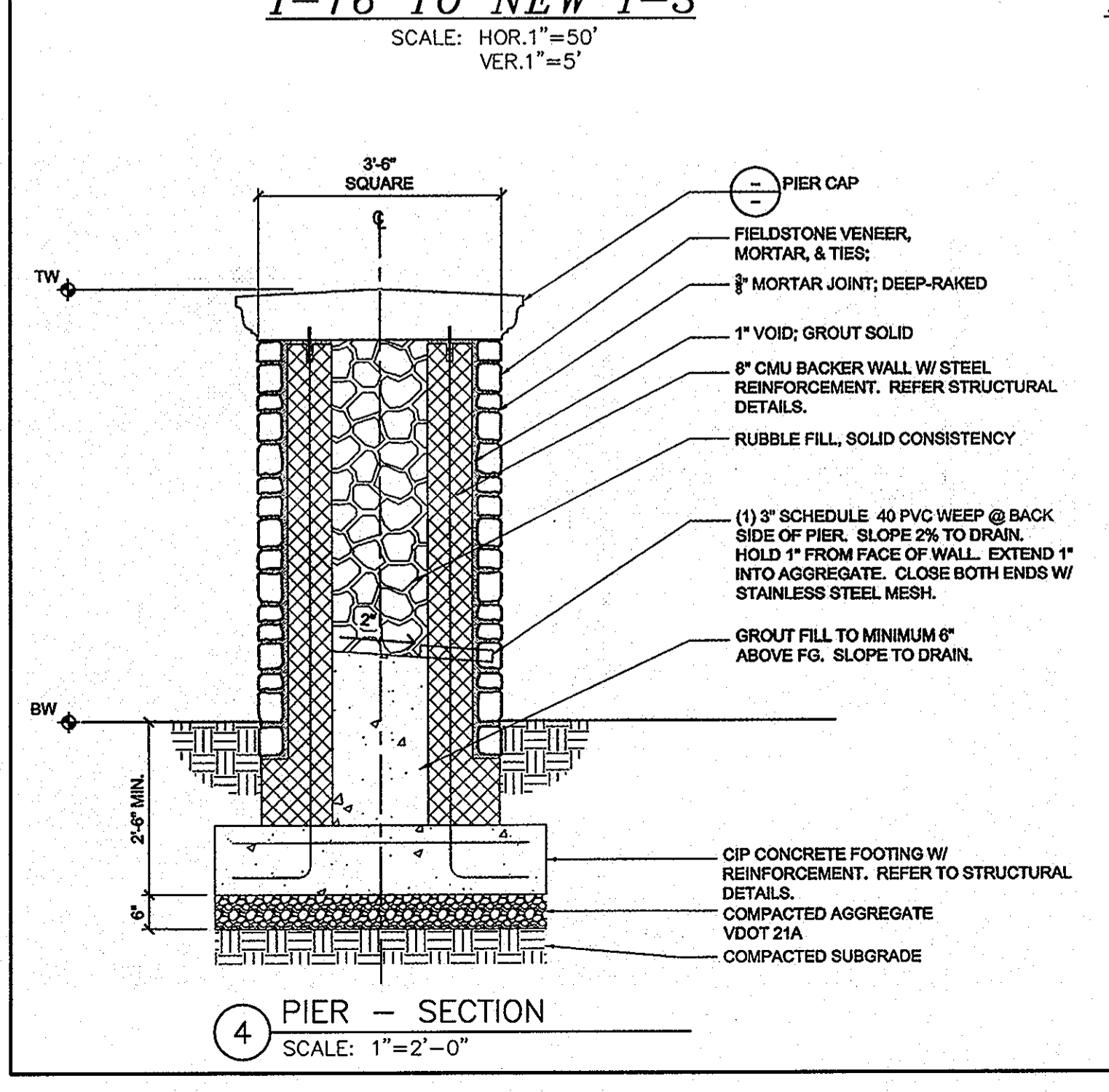
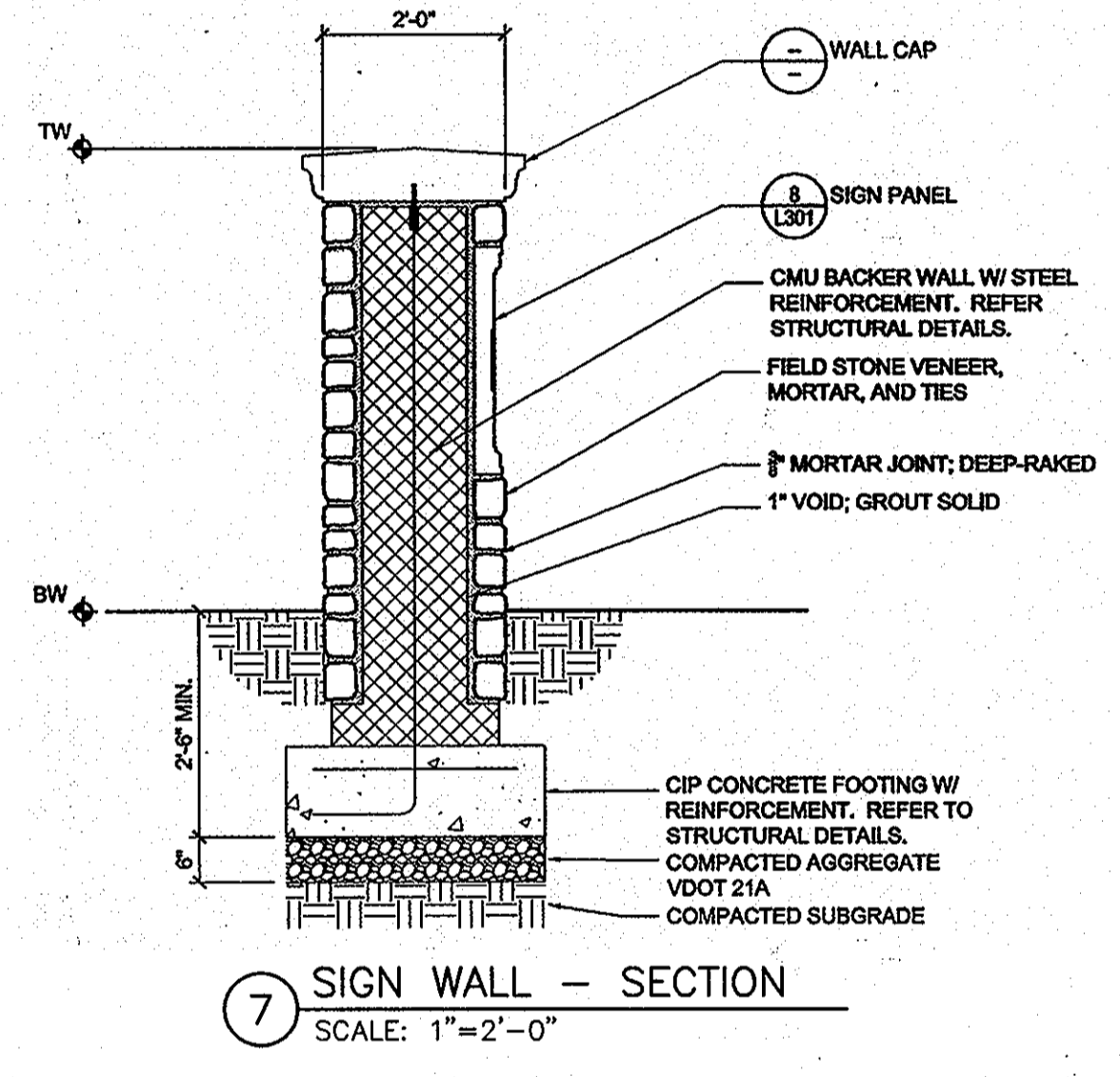
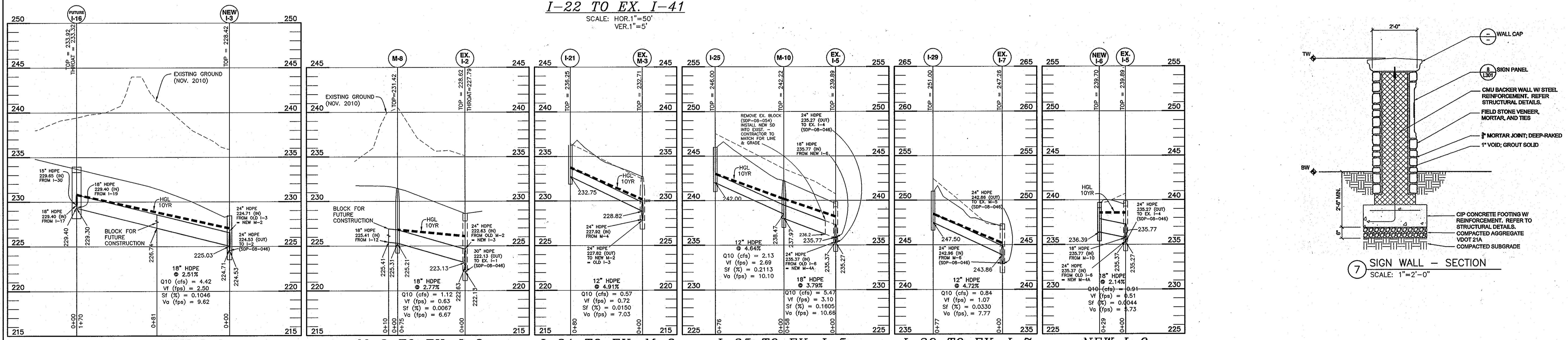
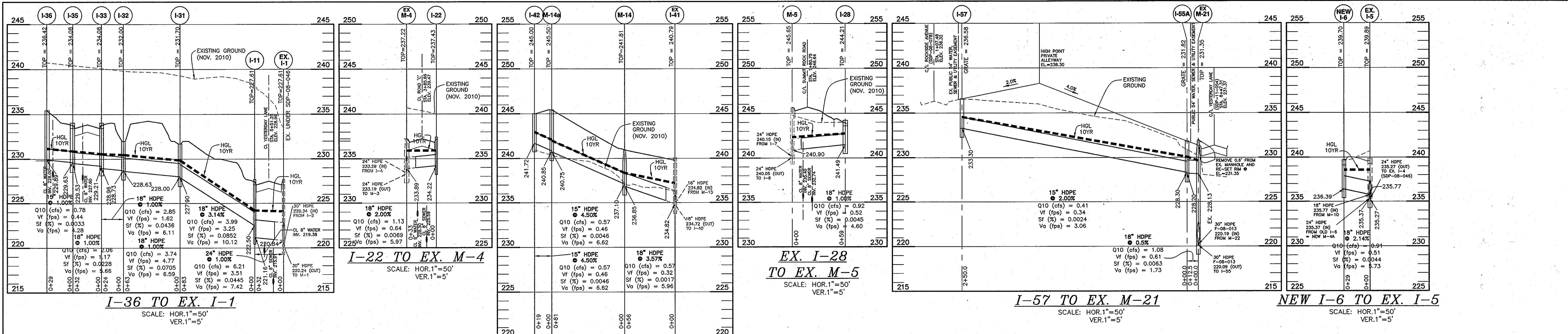
*[Signature]* 10/10/12  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

*[Signature]* 10/22/12  
 CHIEF, DIVISION OF LAND DEVELOPMENT

*[Signature]* 11/24/12  
 DIRECTOR

NO. DATE REVISION	
<b>BENCHMARK</b> ENGINEERS & LAND SURVEYORS & PLANNERS <b>ENGINEERING, INC.</b> 8450 BALTIMORE NATIONAL PIKE & SUITE 418 A ELICOTT CITY, MARYLAND 21043 (P) 410-465-8105 (F) 410-465-8844 60 THOMAS JOHNSON DRIVE & FREDERICK, MARYLAND 21702 (P) 301-371-3005 (F) 301-371-3006 WWW.BE-ENGINEERING.COM	
DEVELOPER/OWNER: ATAPCO HOWARD SQUARE II STATUTORY TRUST 10 E. Baltimore St. Suite 1600 Baltimore, MD 21202 (410) 347-7189	<b>HOWARD SQUARE</b> PHASE 2, SECTION B LOTS 160-215, OPEN SPACE LOT 216, 217 AND BULK PARCELS D THROUGH G AND A-4.56 TOWNHOUSE UNITS ON FEE-SIMPLE LOTS TAX MAP: 43 GRID 3 & 9 - PARCEL: A-3 ELECTION DISTRICT NO. 1 - HOWARD COUNTY, MARYLAND <b>SOIL AND STORM DRAINAGE AREA MAP</b> DATE: MAY, 2011 REVISED: SEPTEMBER, 2012 BEI PROJECT NO. 2337
DRAFT:MCR/BFC	CHECK:CAM/BFC
SCALE: AS SHOWN	SHEET 7 OF 11





**PIPE SCHEDULE**

SIZE	TYPE	LENGTH (L.F.)	MAINTENANCE
12"	HDPEP	233	PRIVATE
18"	HDPEP	470	PRIVATE
18"	HDPEP	493	PRIVATE
24"	HDPEP	32	PRIVATE

**STRUCTURE TABLE**

NUMBER	TYPE	LOCATION	INVERT FT.	INVERT OUT	TOP ELEV.	NO. CO. STD. DETAIL	MAINTENANCE
NEW I-3	DOBBLE-S	3+09.61 Summit Rock Road offset 16.31' left	224.71	225.03	224.53	D-23	PRIVATE
NEW I-6	DOBBLE-S	3+18.54 Summit Rock Road offset 18.22' left	222.50	-	221.16	D-03 or D-04	PRIVATE
I-11	A-10	3+51.25 Yesterday Lane offset 14.43' right	-	-	227.61	D-01 or D-02	PRIVATE
I-21	YARD	N 549,891.56 E 1,034.031.97	-	-	232.75	D-14	PRIVATE
I-25	YARD	3+85.66 Summit Rock Road offset 14.43' right	-	-	234.22	D-01 or D-02	PRIVATE
I-29	YARD	N 549,890.09 E 1,373.894.58	-	-	242.00	D-14	PRIVATE
I-29	YARD	6+42.17 Sun King Lane offset 14.43' right	-	-	241.49	D-01 or D-02	PRIVATE
I-29	YARD	N 549,863.13 E 1,373,709.79	-	-	247.50	D-14	PRIVATE
I-29	YARD	N 549,828.3180 E 1,574,534.5187	228.00	-	227.90	D-14	PRIVATE
I-29	YARD	N 549,808.0174 E 1,370,855.11	228.79	-	228.63	D-14	PRIVATE
I-29	YARD	6+84.48 Strawberry Fields Way offset 14.43' E	229.21	-	228.98	D-01 or D-02	PRIVATE
I-29	YARD	6+84.48 Strawberry Fields Way offset 14.43' E	228.63	-	228.63	D-01 or D-02	PRIVATE
I-29	YARD	N 549,870.5492 E 1,370,129.82	229.69	-	229.69	D-14	PRIVATE
I-29	YARD	N 542,889.8401 E 1,373,784.6138	-	-	241.72	D-14	PRIVATE
I-29	C	8+47.91 Yesterday Lane offset 30.01' right	228.30	-	228.20	D-14	PRIVATE
I-29	C	1+07.48 Rockside Avenue (P&D) offset 31.02' right	228.30	-	228.30	D-14	PRIVATE
NEW M-2	4" DIA	3+81.36 Summit Rock Road offset 14.43' left	225.30(2)	-	225.28	G-5	PRIVATE
M-4	4" DIA	3+03.41 Summit Rock Road offset 14.43' left	224.71	-	225.69	G-5	PRIVATE
M-8	4" DIA	3+66.62 Yesterday Lane offset 17.55' left	228.31	-	228.81	G-5	PRIVATE
M-10	4" DIA	3+83.23 Freedom Lane offset 17.55' right	238.47 (255)	238.07 (MH)	237.97	G-5	PRIVATE
M-14	4" DIA	1+52.43 Sun King Lane offset 17.55' right	237.75	-	238.65	G-5	PRIVATE
M-14a	4" DIA	N 549,279.9300 E 1,373,771.8647	240.85	-	240.75	G-5	PRIVATE
M-19	4" DIA	1+66.62 Strawberry Fields Way offset 17.55' left	230.29	-	230.19	G-5	PRIVATE
M-21	4" DIA	8+47.71 Yesterday Lane offset 17.55' right	229.19 (229)	228.13 (I-57)	229.09	G-5	PRIVATE
M-4	4" DIA	3+66.62 Yesterday Lane offset 17.55' left	229.61	-	229.61	G-5	PRIVATE
M-10	4" DIA	3+03.23 Freedom Lane offset 17.55' right	238.07 (255)	238.07 (MH)	237.97	G-5	PRIVATE

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.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*[Signature]* 9/24/13  
CHIEF, DEVELOPMENT ENGINEERING DIVISION

*[Signature]* 9/25/13  
CHIEF, DIVISION OF LAND DEVELOPMENT

*[Signature]* 9/25/13  
DIRECTOR

PLEASE NOTE THAT THIS SHEET REPLACES THE PREVIOUS SHEET DATED 9/26/2012

1 5/1/13 RE-SUB BULK PARCELS D-F TO ADD 28 FEE SIMPLE LOTS; EXTEND ROADWAYS & ADD INFRASTRUCTURE AS APPLICABLE

NO. DATE REVISION

**BENCHMARK ENGINEERS & LAND SURVEYORS & PLANNERS**  
ENGINEERING, INC.  
8400 BALTIMORE NATIONAL PIKE SUITE 418A ELICOTT CITY, MARYLAND 21043  
(P) 410-485-8105 (F) 410-485-8844  
60 THOMAS JOHNSON DRIVE A FREDERICK, MARYLAND 21702  
(P) 301-371-3505 (F) 301-371-3506  
WWW.BE-CHEILANDSURVING.COM

**HOWARD SQUARE**  
PHASE 2, SECTION B  
LOTS 160 - 215, OPEN SPACE LOT 216, 217 AND BULK PARCELS D THROUGH G AND A-4 56 TOWNHOUSE UNITS ON FEE-SIMPLE LOTS  
TAX MAP: 43 / GRIDS 3 & 9 / PARCEL: A-4 (F-11-084)  
ELECTION DISTRICT NO. 1 - HOWARD COUNTY, MARYLAND

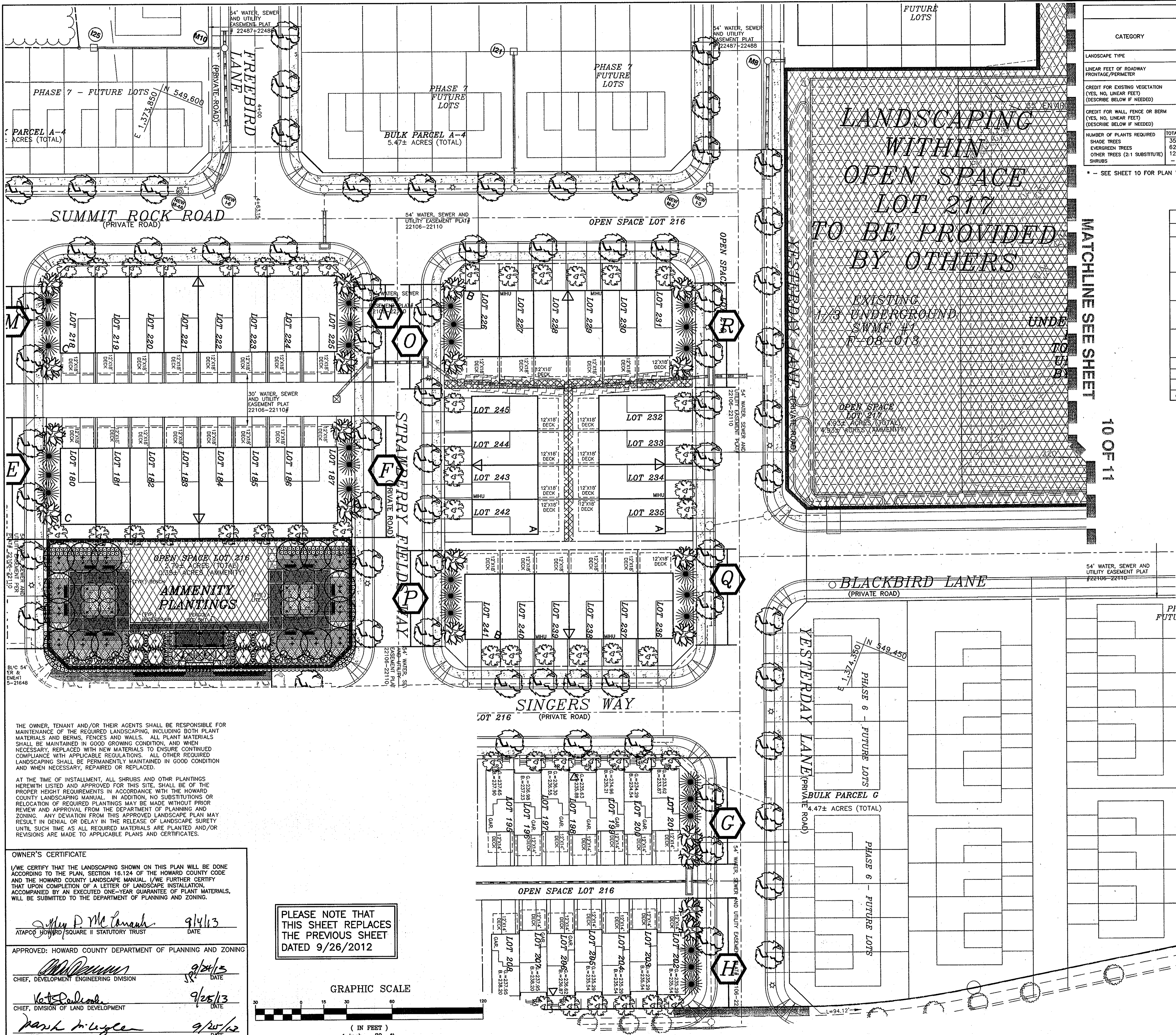
ATAPCO HOWARD SQUARE II STATUTORY TRUST  
10 E. Baltimore St. Suite 1600  
Baltimore, MD 21202  
(410) 347-7189

DATE: MAY 2011  
REVISED: AUGUST 2013  
SCALE: AS SHOWN

BEI PROJECT NO. 2337  
SHEET 8 OF 11

SDP-11-054





**SCHEDULE A - PERIMETER LANDSCAPE EDGE**

CATEGORY	ADJ. TO ROAD																
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)	(N)	(O)	(P)	(R)
LANDSCAPE TYPE	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	56'	61'	61'	56'	71'	71'	67'	70'	72'	68'	747'	881'	57'	57'	61'	56'	61'
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	YES 34+ FCE	YES 331' FCE	NO	NO	NO	NO	NO
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO
NUMBER OF PLANTS REQUIRED	TOTAL 35	56'	61'	61'	56'	71'	71'	67'	70'	72'	68'	155'	267'	57'	57'	61'	56'
SHADE TREES	2	2	2	2	2	2	2	2	2	2	2	1	2	2	2	2	2
EVERGREEN TREES	62	3	3	3	3	3	3	3	3	3	3	6	7	3	3	3	3
OTHER TREES (2:1 SUBSTITUTE)	12	-	-	-	-	-	-	-	-	-	-	4	8	-	-	-	-
SHRUBS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

\* - SEE SHEET 10 FOR PLAN VIEW OF PERIMETER DETAILS.

**AMENITY LANDSCAPE PLANTING LIST**

SYMBOL	QUANTITY	NAME	REMARKS
☆	16	OLESTIA TETRACANTHUS INERMIS 'SKYLARK' (SKYLARK HONEYLOCUST)	3.5' cal.
☀	8	ILEX 'NELLIE R. STEVENS' (NELLIE STEVENS HOLLY)	12' ht.
⊗	5	TRIJUA OCCIDENTALIS 'TECHNY' (TECHNY ARBORVITAE)	14' ht.
⊙	8	LAGERSTRÖMIA INDICA 'TOMHOUSE'	14' ht.
⊛	66	ROSA 'YOCK OUT'	24' ht.
⊞	322	BURS MADROPHYLLA 'WINTER GEM BOXWOOD'	30' ht.
⊟	18	LANARTIA WHITE HYDRANGEA	42' ht.
⊠	8	KEY CORNUS COMPACTA (COMPACTA HOLLY)	36' ht.

**LANDSCAPE PLANTING LIST**

SYMBOL	QUANTITY	NAME	REMARKS
☼	32	TRIA CORDATA 'GREENSPIRE' (Greenspire Littleleaf Linden)	2-1/2' - 3' cal.
⊙	84+3+87	QUERCUS RUBRA (Red Oak)	2-1/2' - 3' cal.
☼	19+13+62	CEDRUS DEODARA (Deodar Cedar)	6' - 8' ht.
⊙	3+9*	CERIS / AMELANCHIER (CANADENSIS (Eastern Redbud) / Serviceberry)	2' cal.

\* - SEE SHEET 10 FOR PLANTING PLAN

**STREET TREE SCHEDULE**

ROAD NAME	PERIMETER	TREES REQ.	TREES PROV.
SUMMIT ROCK ROAD	958	24	24
SINGERS WAY	436	11	11
SUN KING WAY	472	12	12
STRAWBERRY FIELDS WAY	472	12	12
YESTERDAY LANE	960	24	24
FREEBIRD LANE	136	3	3
TOTAL		86	86

**STREET TREES**

SYMBOL	QUANTITY	NAME	REMARKS
☼	86	PRUNUS SARGENTI / SARGENT CHERRY	2-1/2' - 3' cal.

**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 \$30,300.00 FOR 79 SHADE TREES AND 56 EVERGREEN/ORNAMENTAL TREES AND FOR 80 PRIVATE STREET TREES IN THE AMOUNT OF \$24,000.00 FOR A TOTAL AMOUNT OF \$54,300.00. ADDITIONAL SURETY ASSOCIATED WITH THE MAY, 2013 REDLINE OF SDP-11-054 FOR AN ADDITIONAL 28 LOTS, IN THE AMOUNT OF \$14,700.00 FOR 40 ADDITIONAL SHADE TREES AND 18 ADDITIONAL EVERGREENS AND \$1,800.00 FOR 9 ADDITIONAL STREET TREES. FOR A TOTAL SURETY OF \$16,500.00 SHALL BE PAID WITH ANY REQUIRED, SUBSEQUENT GRADING PERMITS. IN ANY EVENT, NO SURETY SHALL BE RELEASED UNTIL ALL LANDSCAPING AND AMENITY AREAS AS SHOWN ON THE LANDSCAPE PLAN FOR SDP-11-054 AND THIS MAY, 2013 REDLINE HAVE BEEN INSTALLED AND APPROVED BY THE COUNTY.
- AMENITY PLANTINGS SHOWN ARE NOT INCLUDED AS PART OF THE LANDSCAPE SURETY AS THEY ARE NOT REQUIRED UNDER THE HOWARD COUNTY LANDSCAPE MANUAL. HOWEVER, ALL ASPECTS OF THE AMENITY AREAS (BENCHES, STRUCTURES, PLANTINGS, ETC.) MUST BE IN PLACE PRIOR TO RELEASE OF ANY SURETY.
- THE PERIMETER LANDSCAPING ALONG YESTERDAY LANE AND BLACKBIRD LANE FOR OPEN SPACE LOT 217 HAS NOT BEEN INCLUDED IN THE BOND AMOUNT BECAUSE THOSE AREAS ARE INTERNAL TO THE ENTIRE PROJECT AND STREET TREES ARE PROVIDED. IT IS UNDERSTOOD THAT THE PLANTINGS IN THIS AREA WILL BE REQUIRED TO BE PLANTED FOR RELEASE OF BONDS.

NO.	DATE	REVISION
1	5/1/13	RE-SUB BULK PARCELS D-F TO ADD 28 FEE SIMPLE LOTS; EXTEND ROADWAYS & ADD INFRASTRUCTURE AS APPLICABLE

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. 1222-0017.

**BENCHMARK ENGINEERING, INC.**  
 ENGINEERS & LAND SURVEYORS & PLANNERS  
 8450 BALTIMORE NATIONAL PIKE & SUITE 418 & ELLIOTT CITY, MARYLAND 21043  
 (P) 410-465-6105 (F) 410-465-6844  
 60 THOMAS JOHNSON DRIVE & FREDERICK, MARYLAND 21702  
 (P) 301-371-3555 (F) 301-371-3555  
 WWW.BE-CMENGINEERING.COM

**HOWARD SQUARE**  
 PHASE 2, SECTION B  
 LOTS 160-215 & 218-245, OPEN SPACE LOT 216, 217 AND BULK PARCELS G & A-4  
 84 TOWNHOUSE UNITS ON FEE-SIMPLE LOTS  
 TAX MAP: 43 / GRIDS 3 & 9 - PARCEL: A-4 (F-11-084)  
 ELECTION DISTRICT NO. 1 - HOWARD COUNTY, MARYLAND  
 LANDSCAPE PLAN

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

DATE: MAY, 2011  
 REVISED: AUGUST, 2013  
 SCALE: AS SHOWN

DRAFT: MCR/BFC CHECK: CAM/BFC SHEET: 9 OF 11  
 BEI PROJECT NO. 2337

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.

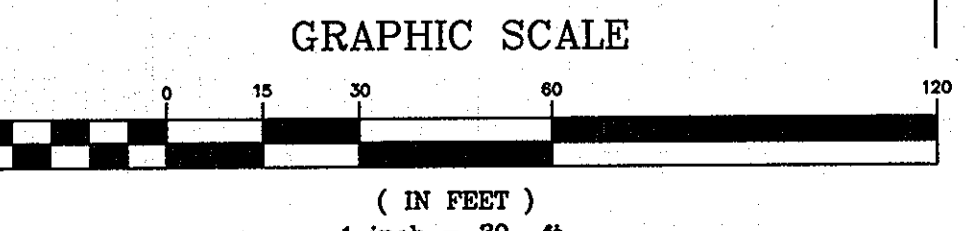
*May D. McLaughlin* 9/14/13 DATE  
 ATAPCO HOWARD SQUARE II STATUTORY TRUST

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
*Mark D. Wilson* 9/25/13 DATE  
 CHIEF, DIVISION OF LAND DEVELOPMENT

*Mark D. Wilson* 9/25/13 DATE  
 CHIEF, DIVISION OF LAND DEVELOPMENT

*Mark D. Wilson* 9/25/13 DATE  
 DIRECTOR

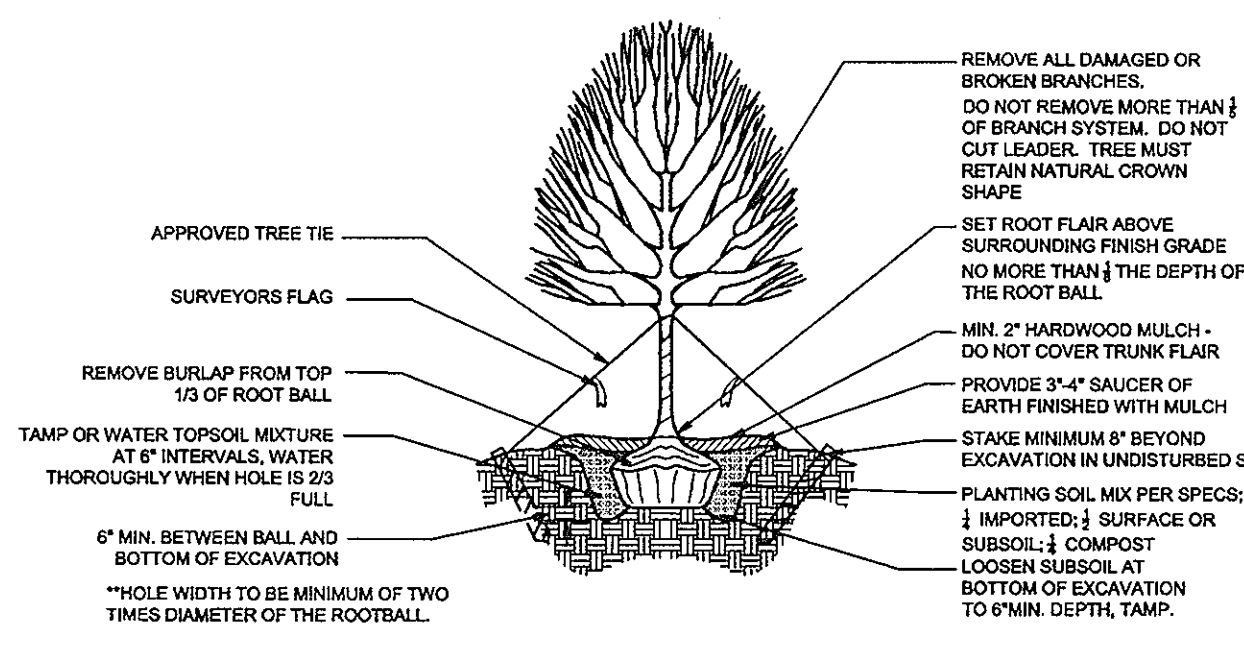
PLEASE NOTE THAT THIS SHEET REPLACES THE PREVIOUS SHEET DATED 9/26/2012





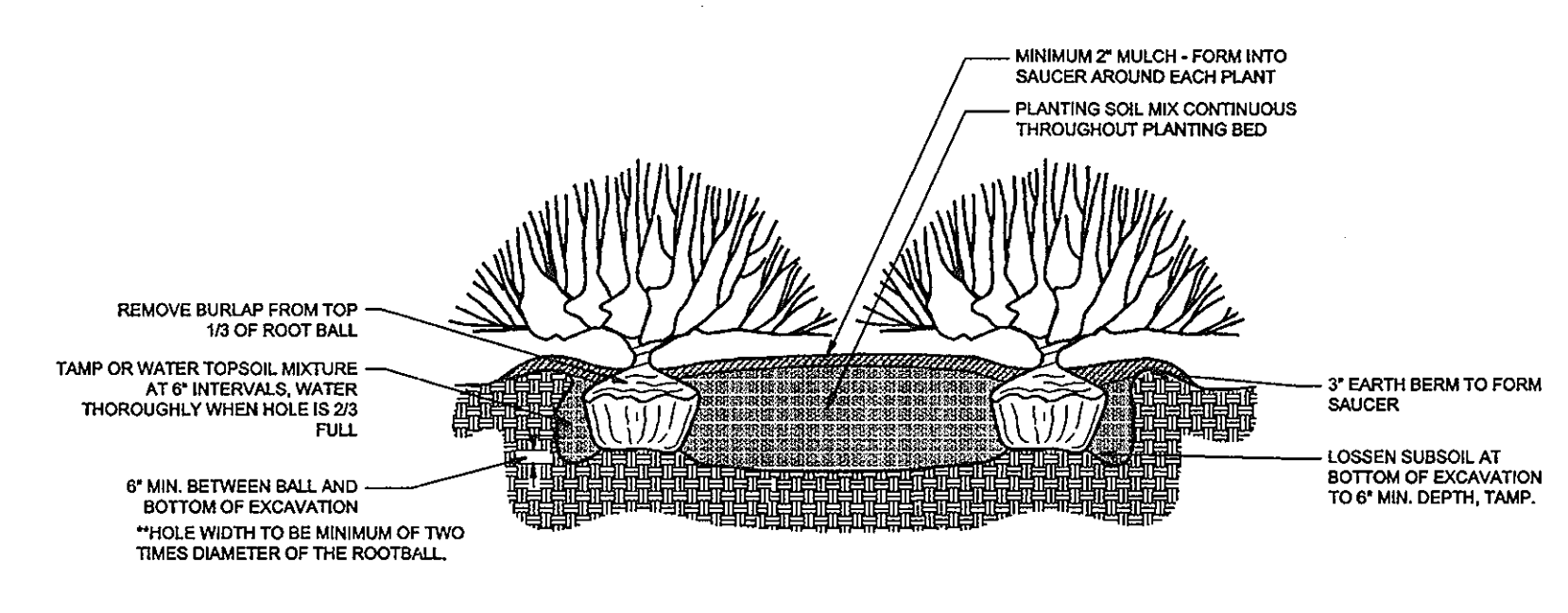






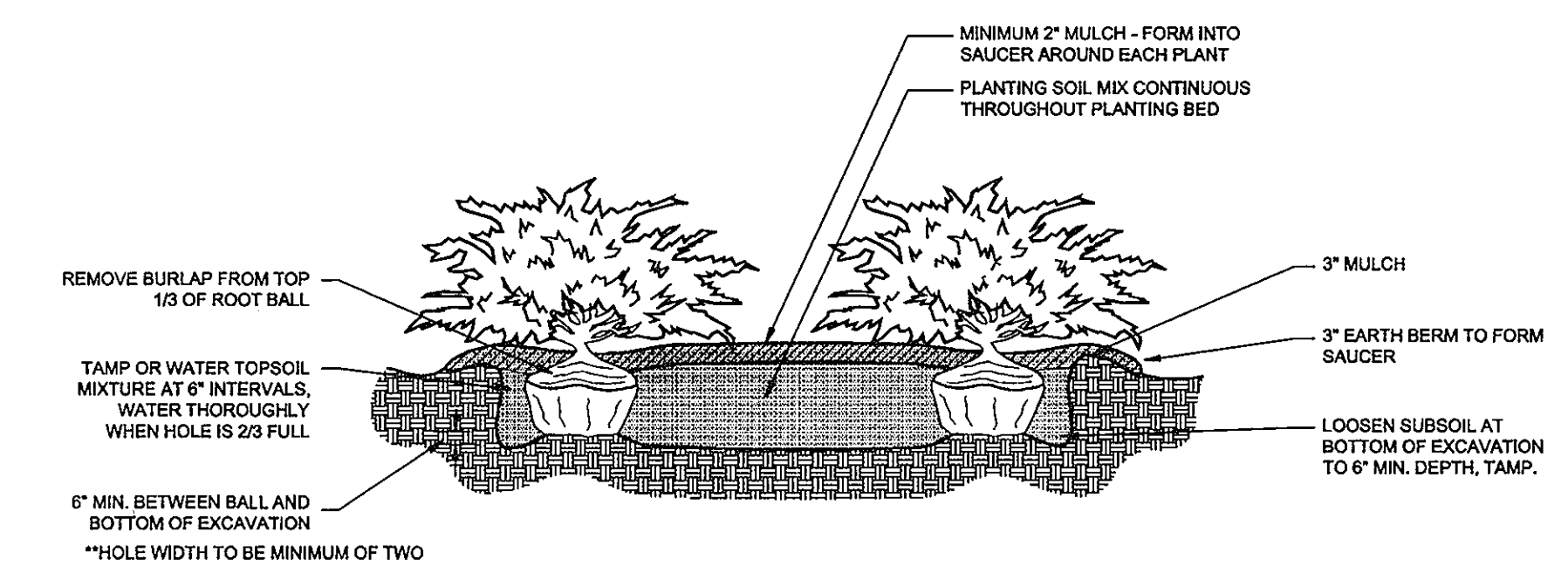
**TREE PLANTING and STREET TREE GUYING**  
SCALE: NOT TO SCALE

1



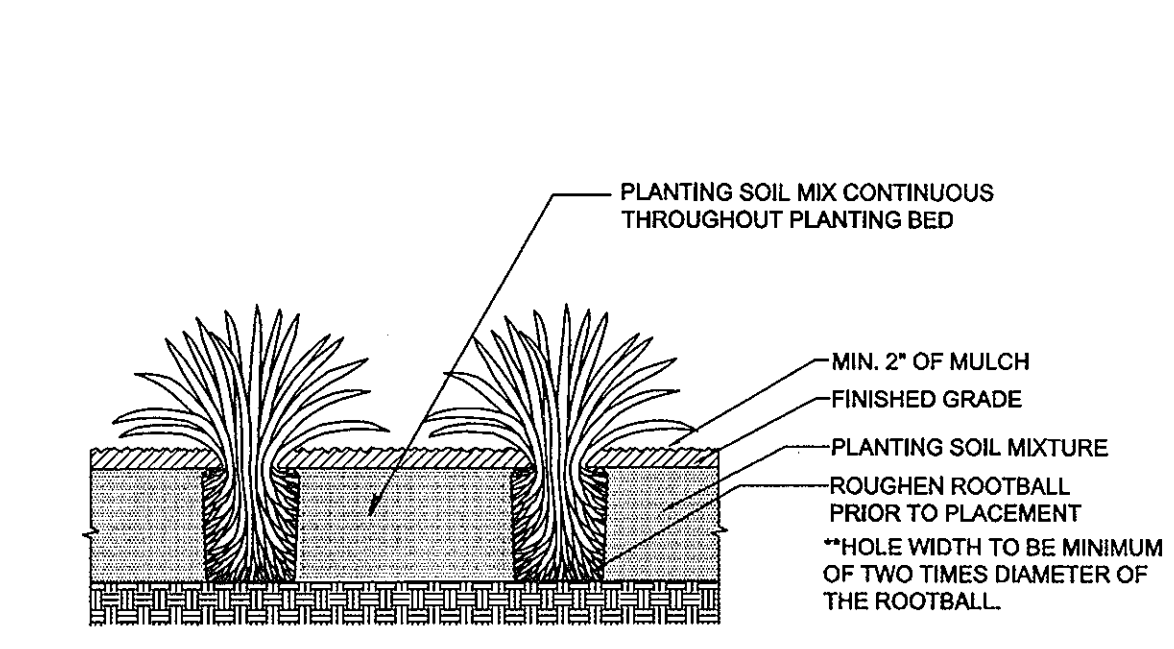
**SMALL DECIDUOUS SHRUB PLANTING**  
SCALE: NOT TO SCALE

2



**EVERGREEN SHRUB PLANTING**  
SCALE: NOT TO SCALE

3



**PERENNIAL PLANTING**  
SCALE: NOT TO SCALE

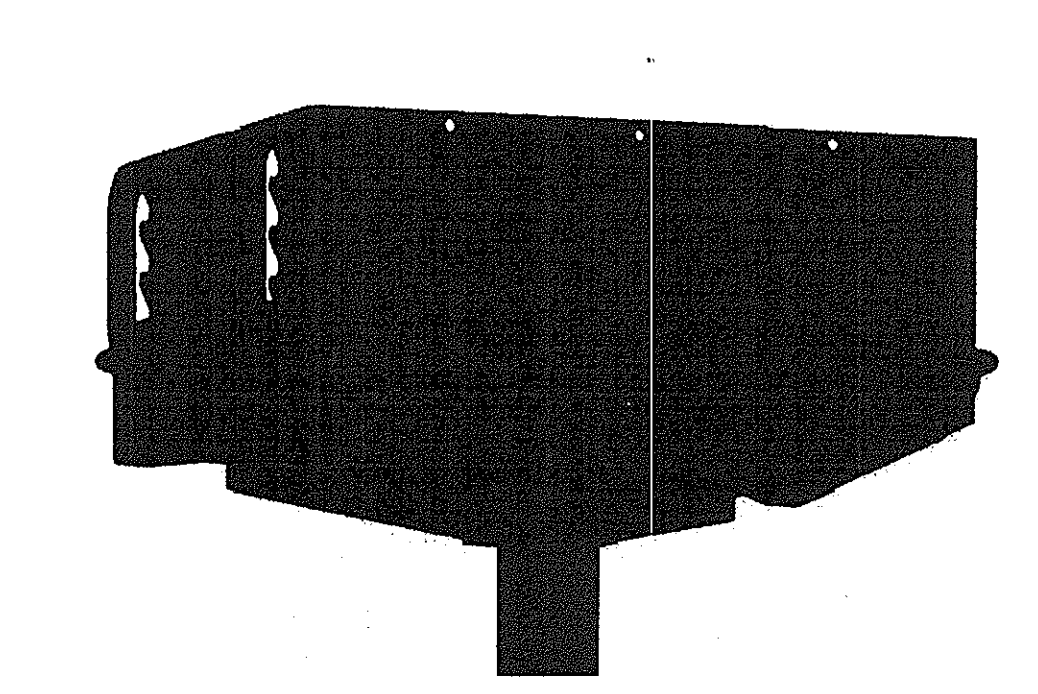
4



**MANUFACTURER: BARCO PRODUCTS**  
**MODEL: BARCOBOARD SQUARE PICNIC TABLE #1X5603 4' SQ**  
**MATERIAL: RECYCLED PLASTIC BOARDS/STEEL FRAME**  
**FINISH: CEDAR PLASTIC BOARDS/BLACK FRAME**  
**MOUNTING: ANCHOR BRACKETS ON CONCRETE FOOTING**  
**INSTALLATION: REFER TO MANUFACTURER'S INSTRUCTIONS**

**PICNIC TABLE**  
SCALE: NOT TO SCALE

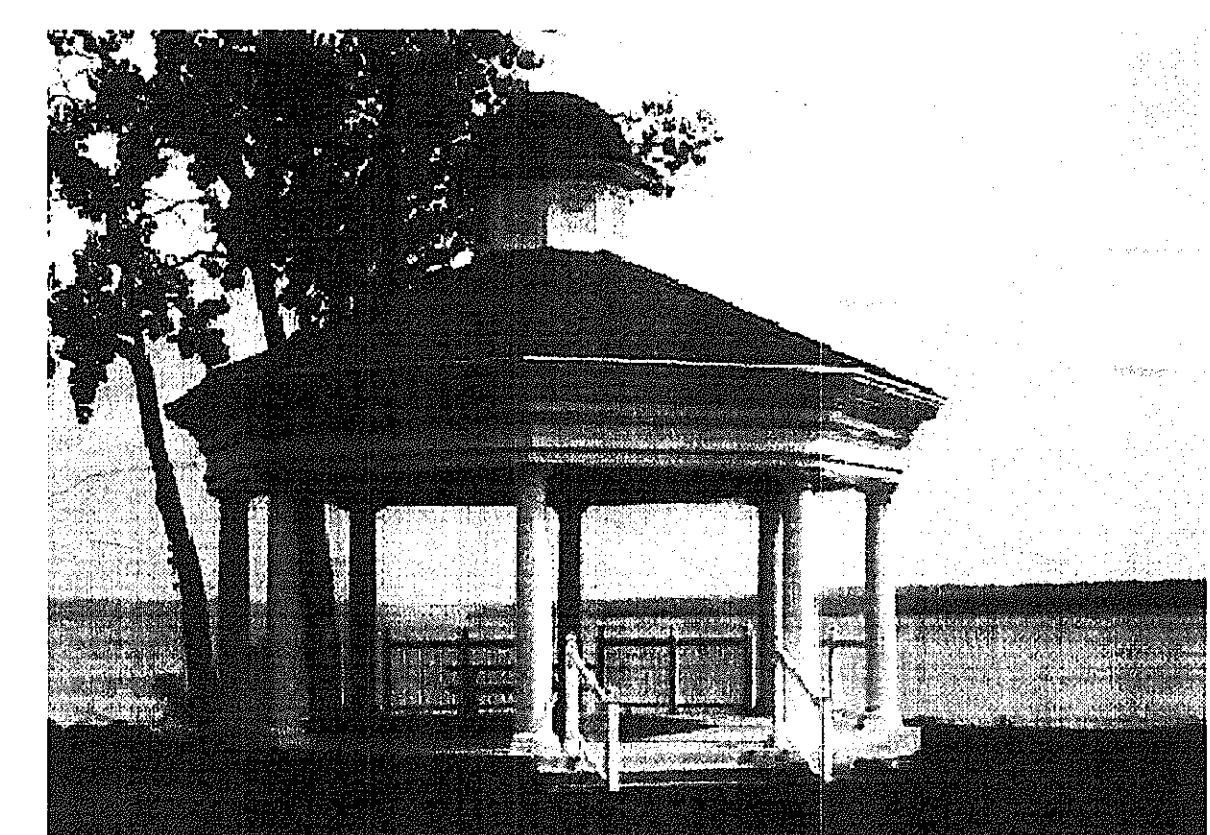
5



**MANUFACTURER: PILOT ROCK**  
**MODEL: N-24 B2**  
**MOUNTING: EMBEDDED BASE**  
**INSTALLATION: REFER TO MANUFACTURER'S INSTRUCTIONS**

**GRILL**  
SCALE: NOT TO SCALE

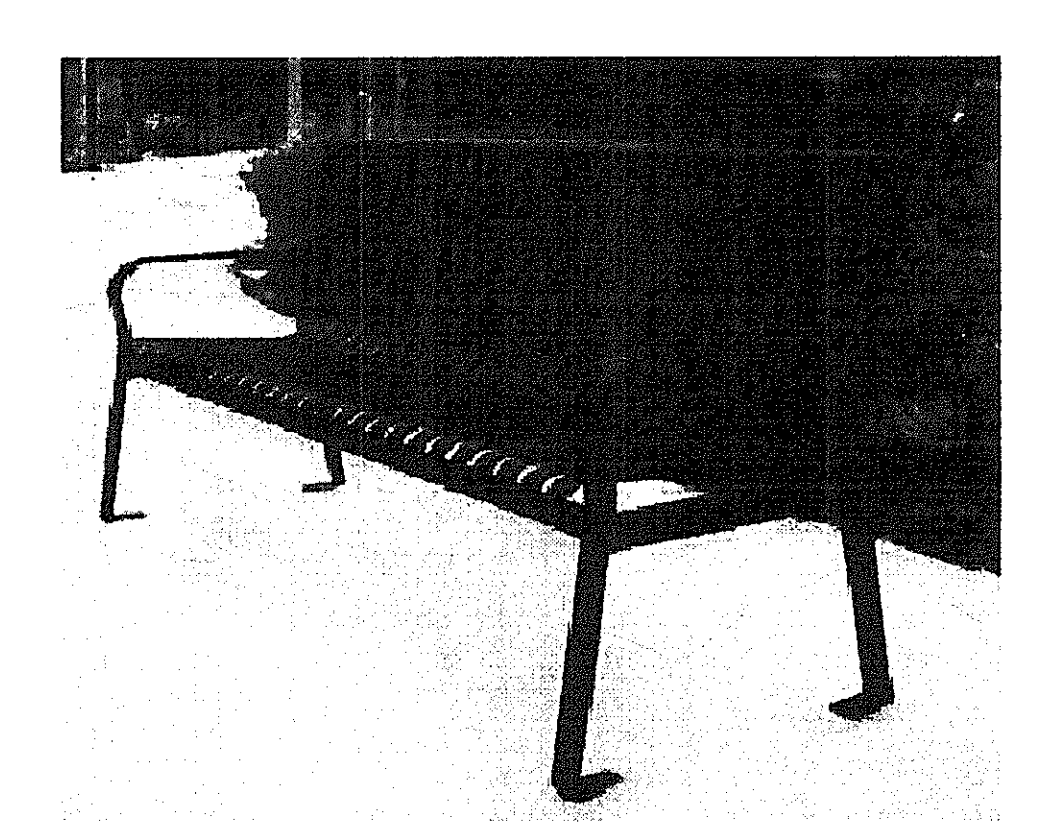
6



**MANUFACTURER: POLIGON**  
**MODEL: NCO 32 WITH OPTIONAL CUPOLA** SIZE: 20'  
**FRAME COLOR: ALMOND**  
**SHINGLES: ASPHALT IN WEATHERED WOOD**  
**ORNAMENTATION: CARMEL RAILINGS**  
**INSTALLATION: REFER TO MANUFACTURER'S INSTRUCTIONS**

**GAZEBO**  
SCALE: NOT TO SCALE

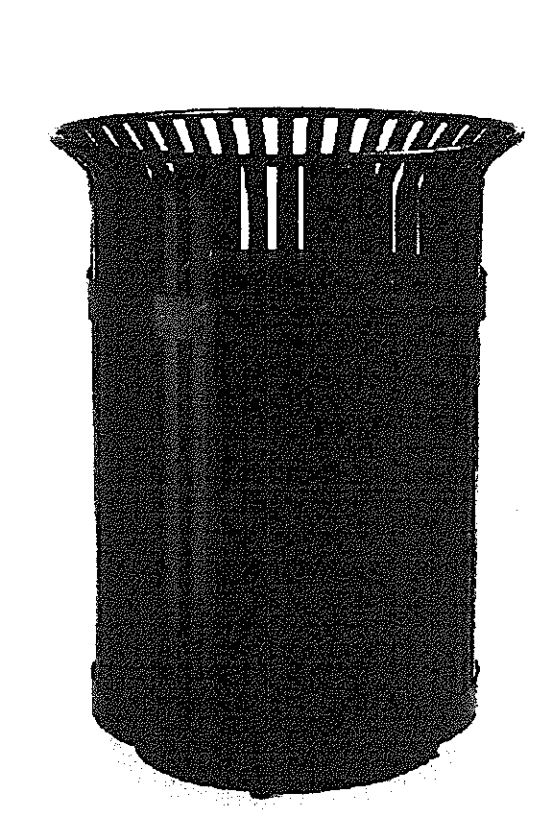
7



**MANUFACTURER:**  
**MODEL: NORTHGATE METAL PARK BENCH #2ZT2085 - 6' BLACK**  
**MATERIAL: COLD ROLLED CARBON STEEL**  
**FINISH: BLACK POWDER COATING**  
**MOUNTING: ANCHOR BRACKETS ON CONCRETE FOOTING**  
**INSTALLATION: REFER TO MANUFACTURER'S INSTRUCTIONS.**

**BENCH**  
SCALE: NOT TO SCALE

8



**MANUFACTURER: VICTOR STANLEY**  
**MODEL: IRONSITES SERIES #S-42 WITH DS-32 BLACK**  
**MATERIAL: COLD ROLLED CARBON STEEL**  
**FINISH: BLACK POWDER COATING**  
**MOUNTING: ANCHOR BRACKETS ON CONCRETE FOOTING**  
**INSTALLATION: REFER TO MANUFACTURER'S INSTRUCTIONS.**

**BENCH**  
SCALE: NOT TO SCALE

9

**LANDSCAPING NOTES**

- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL.
- ALL LANDSCAPING PLANT TYPES SHOWN ON THESE PLANS ARE RECOMMENDATIONS AND MAY BE SUBSTITUTED WITH APPROVED EQUIVALENTS FROM THE HOWARD COUNTY LANDSCAPE MANUAL.
- PRODUCT IMAGES SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL SELECTIONS TO BE MADE BY LANDSCAPE ARCHITECT AND OWNER.

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.

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**OWNER'S CERTIFICATE**

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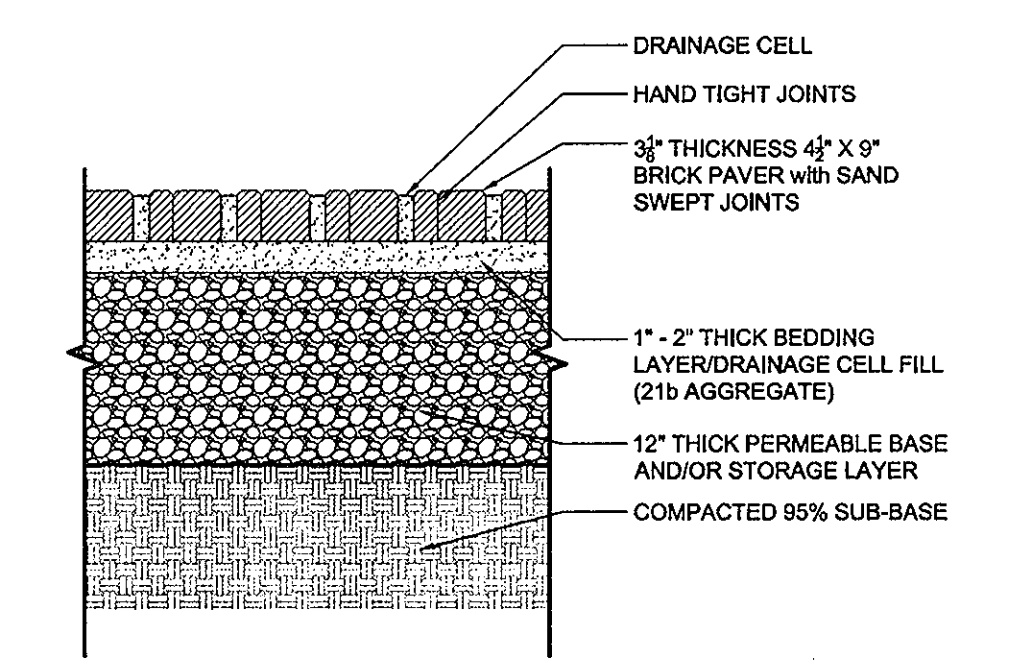
*Steph P. McConville* 10/11/2012  
ATTEST: HOWARD SQUARE II STATUTORY TRUST DATE

**APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING**  
*John Deane* 10/10/12  
CHIEF, DEVELOPMENT ENGINEERING DIVISION JX DATE

*Kat Sheehy* 10/26/12  
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

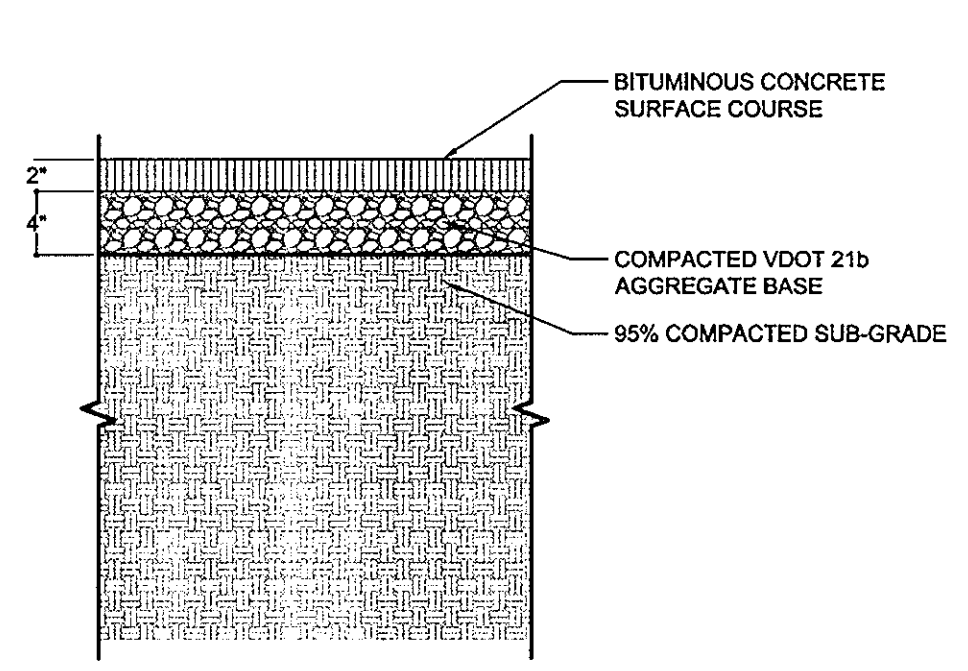
*Frank P.rough* 11/29/12  
DIRECTOR DATE

Plant Schedule					
Howard Square - Trail and Park-Howard County, Maryland					
<b>Canopy Trees</b>					
<b>Deciduous Trees</b>					
Code	Quantity	Botanical Name	Common Name	Size	Comments
QRR	10	Quercus rubra	Red Oak	2.5' cal.	B&B
	10	<b>Subtotal</b>			
<b>Ornamental Trees</b>					
<b>Medium Deciduous Trees</b>					
Code	Quantity	Botanical Name	Common Name	Size	Condition
CCR	12	Cercis canadensis	Eastern Redbud	2" cal.	B&B
ACS	9	Amelanchier canadensis	Shadblow Serviceberry	2" cal.	B&B
MGL	3	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	2" cal.	B&B
	24	<b>Subtotal</b>			
<b>Evergreen Trees</b>					
<b>Medium Deciduous Trees</b>					
Code	Quantity	Botanical Name	Common Name	Size	Condition
CDD	18	Cedrus deodora	Deodar Cedar	8' ht. min.	B&B
	18	<b>Subtotal</b>			
<b>Shrubs</b>					
<b>Evergreen Shrubs</b>					
Code	Quantity	Botanical Name	Common Name	Size	Comments
DVA	16	Azalea Delaware Valley'	Delaware Valley Azalea	24" ht	Cont.
EKM	25	Euonymus kiautschovicus 'Manhattan'	Manhattan Euonymus	24" ht	Cont.
INN	17	Ilex 'Nellie R Stevens'	Nellie Stevens Holly	24" ht	Cont.
	58	<b>Subtotal</b>			
<b>Deciduous Shrubs</b>					
Code	Quantity	Botanical Name	Common Name	Size	Comments
HQO	15	Hydrangea quercifolia	Oakleaf Hydrangea	24" ht	Cont.
KOR	29	Rosa knockout	Knockout Rose	24" ht	Cont.
	44	<b>Subtotal</b>			
<b>Perennials</b>					
Code	Quantity	Botanical Name	Common Name	Size	Comments
CSA	20	Cortaderia selloana 'Albolineata'	Albolineata Pampas Grass	24" ht	Cont.
VL	656	Liriope muscari 'Variegata'	Variegated Liriope	gal.	Cont.
	676	<b>Subtotal</b>			



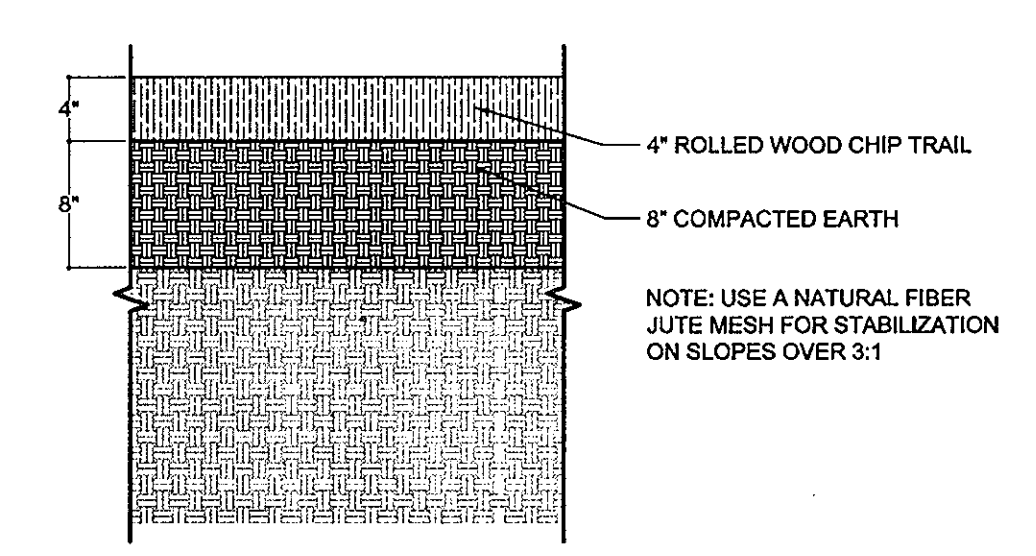
**BRICK PAVER DETAIL**  
SCALE: 1" = 1'-0"

10



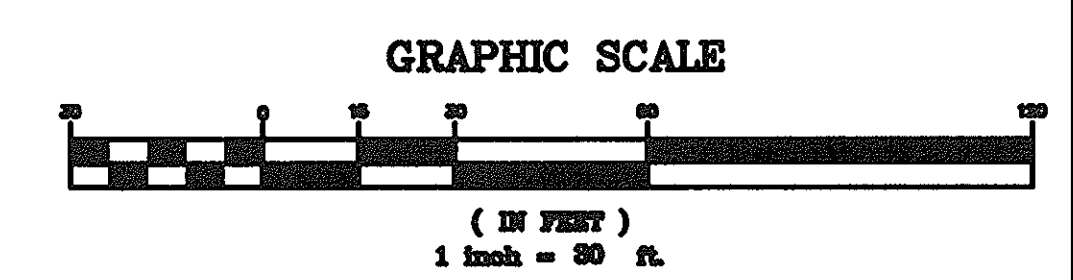
**BITUMINOUS CONCRETE SIDEWALK DETAIL**  
SCALE: 1" = 1'-0"

11



**WOOD CHIP TRAIL DETAIL**  
SCALE: 1" = 1'-0"

12



NO.	DATE	REVISION

**LPDA**  
**LAND PLANNING & DESIGN ASSOCIATES**  
46169 Westlake Drive Suite 340  
Sterling, Virginia 20165 ■ www.lpda.net  
703-437-7907 ■ Fax 434-296-2109

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed landscape architect under the laws of the State of Maryland, License No. 3314, Expiration Date: 10-04-2013.

<b>DEVELOPER/OWNER:</b>		<b>HOWARD SQUARE</b>	
ATAPCO HOWARD SQUARE II STATUTORY TRUST 10 E. Baltimore St. Suite 1600 Baltimore, MD 21202 (410) 347-7189		PHASE 2, SECTION B LOTS 160 - 215, OPEN SPACE LOT 216, 217 AND BULK PARCELS D THROUGH G AND A-4 56 TOWNHOUSE UNITS ON FEE-SIMPLE LOTS	
TAX MAP: 43 / GRIDS 3 & 8 / PARCEL: A-4 (F-11-084)		ZONED: CAC-CL1	
ELECTION DISTRICT NO. 1 - HOWARD COUNTY, MARYLAND		AMENITY LANDSCAPE PLAN AND NOTES	
DATE: MAY 2011	BEI PROJECT NO. 2337	SHEET 11 OF 11	
REVISIT: SEPTEMBER, 2012	SCALE: AS SHOWN	DRAFT: ABE CHECK: ZAL	