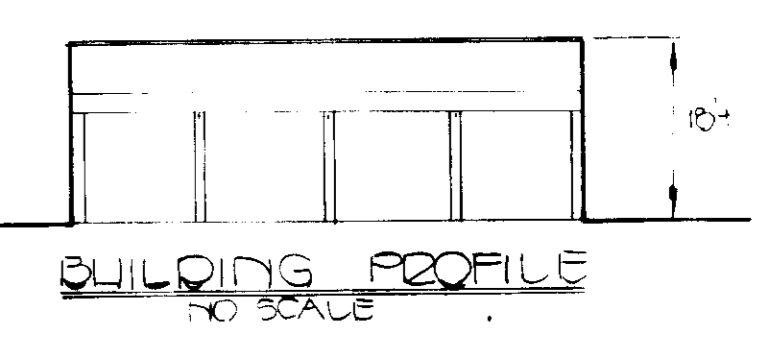
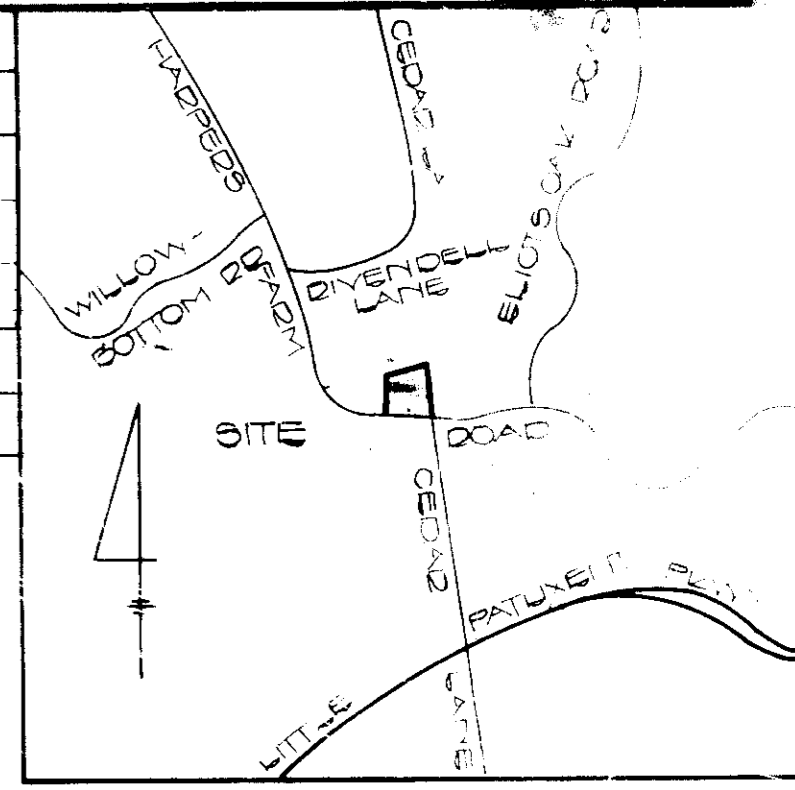


1. TOTAL AREA OF SITE: 7.381 AC.
 A. PARCEL 'C' - 1.228 AC.
 B. PARCEL 'D' - 6.153 AC.
2. PRESENT ZONING: NEW TOWN (N.T.) - EMPLOYMENT CENTER COMMERCIAL
3. PROPERTY IS RECORDED AS:
 A. PARCEL 'C' - PLAT NO. 4866
 B. PARCEL 'D' - PLAT BOOK 18, FOLIO 12
4. FINAL DEVELOPMENT PLAN CRITERIA:
 A. PARCEL 'C' - PLAT NO. 4866, FOLIO 12
 B. PARCEL 'D' - PLAT NO. 20, FOLIO 13
5. PROPERTY IS SHOWN ON TAX MAP 23
 A. PARCEL 'C' - PART OF PARCEL 334
 B. PARCEL 'D' - PARCEL 289
6. PARKING DATA:
 A. USE OF STRUCTURE: RETAIL STORES, OFFICES AND RESIDENTIAL
 B. SCOPE OF WORK: ENLARGE EXISTING BUILDINGS AND CONSTRUCT NEW PARKING AREA.
7. TOTAL AREA OF BUILDING:
 1) TOTAL RETAIL FLOOR AREA: 57,900 S.F.
 a) EXISTING FLOOR AREA: 41,800 S.F.
 b) PROPOSED EXPANSION AND CONVERSION: 16,100 S.F.
 2) TOTAL OFFICE FLOOR AREA: 12,900 S.F.
 a) EXISTING FLOOR AREA: 17,000 S.F.
 b) EXISTING FLOOR AREA LOST TO RETAIL CONVERSION: 4,100 S.F.
8. RESIDENTIAL UNITS: 9 UNITS
9. TOTAL NUMBER OF SPACES REQUIRED (PER FDP CRITERIA): 343 SPACES
 1) 5 SPACES/1,000 S.F. NET LEASABLE RETAIL FLOOR AREA:
 $57,900 \text{ S.F.} \div 1,000 = 57.9 \times 5 = 290 \text{ SPACES}$
 2) 3 SPACES/1,000 S.F. NET LEASABLE OFFICE FLOOR AREA:
 $12,900 \text{ S.F.} \div 1,000 = 12.9 \times 3 = 39 \text{ SPACES}$
 3) 1.5 SPACES/DWELLING UNIT:
 $9 \text{ UNITS} \times 1.5 = 14 \text{ SPACES}$
 4) HANDICAPPED SPACES REQUIRED: 8 SPACES
10. TOTAL NUMBER OF SPACES PROVIDED: 343
 1) REGULAR SPACES (9' x 20') = 335
 2) HANDICAPPED SPACES (12' x 20') = 8
11. THE CONTRACTOR SHALL NOTIFY THE HOWARD COUNTY CONSTRUCTION INSPECTION/PERMITS DIVISION 24 HOURS PRIOR TO COMMENCEMENT OF WORK AT 992-2455.
12. HANDICAPPED FACILITIES TO BE CONSTRUCTED IN ACCORDANCE WITH THE "DESIGN OF BARRIER FREE FACILITIES" AND THE "MARYLAND BUILDING CODE FOR THE HANDICAPPED AND AGED".
13. ALL PAVING AND STORM DRAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY ROAD CONSTRUCTION CODE AND STANDARD SPECIFICATIONS.
14. EXISTING UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD AND OFFICE INFORMATION. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF EXISTING UTILITIES TO HIS OWN SATISFACTION BEFORE MAKING ANY CONNECTION THERETO OR EXCAVATING IN THE AREA THEREOF.
15. THE CONTRACTOR SHALL NOTIFY MISS UTILITY 559-0100 A MINIMUM OF THREE DAYS PRIOR TO BEGINNING ANY CONSTRUCTION SHOWN HEREON.
16. SEE ARCHITECTURAL DRAWINGS FOR BUILDING DIMENSIONS.

DATE	REV #	REVISION
0-10-86	4	CURB @ FRONT OF BUILDING



NO.	TYPE	TOP ELEV.	INV. IN	INV. OUT	REMARKS
1-1	A-10	471.83	--	467.01	SD 4.02
1-2	A-5	482.03	477.55	476.80	SD 4.01
1-3	A-5	482.03	--	478.50	SD 4.01
1-4	A-5	482.83	--	477.69	SD 4.01
1-5	A-10	479.33	474.84	473.85	SD 4.02
1-6	A-5	479.33	--	475.00	SD 4.01
1-7	A-5	481.33	--	480.98	SD 4.01
1-8	A-5	481.83	--	477.68	SD 4.01
1-9	A-5	480.53	--	476.75	SD 4.01
MH-1	STD.	479.70	473.65	473.61	G 5.01
MH-2	STD.	481.70	475.11	474.78	G 5.01
MH-3	STD.	482.00	475.99	475.59	G 5.01
MH-4	STD.	484.60	480.74	480.41	G 5.05
MH-5	STD.	472.30	466.13	465.55	G 5.01
MH-6	STD.	474.80	468.98	468.65	G 5.01
MH-7	STD.	481.40	474.35	474.02	G 5.01
MH-8	STD.	481.40	475.88	475.55	G 5.01
JUNCTION BOX	STD.	477.45	474.53	474.20	SD 1.12
E-1	STD.	467.25	--	466.00	SD 5.61
E-2	STD.	461.46	--	460.21	SD 5.61
E-3	STD.	465.75	--	464.00	SD 5.61

10-30-85



OWNER AND DEVELOPER:
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 10275 LITTLE PATUXENT PARKWAY
 COLUMBIA, MARYLAND 21044

REV. DATE	REV. NO.	REVISION DESCRIPTION
10/30/85	1	10/30/85
10/24/85	2	10/15/85
9/19/85	3	PER HOW CO COMMENTS DATED 7/10/85

COLUMBIA
 MARYLAND

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 8388 COURT AVENUE
 ELLICOTT CITY, MARYLAND 21043
 (301) 461-2855

ENGINEER'S CERTIFICATE
 I HEREBY CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD COUNTY SOIL CONSERVATION DISTRICT.

Charles R. Fisher
 SIGNATURE OF ENGINEER
 12/17/85

DEVELOPER'S CERTIFICATE
 I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN OF DEVELOPMENT AND PLAN FOR EROSION AND SEDIMENT CONTROL AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF NATURAL RESOURCES APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ONSITE INSPECTION BY THE HOWARD COUNTY SOIL CONSERVATION DISTRICT OR THEIR AUTHORIZED AGENTS, AS ARE DEEMED NECESSARY.

John H. Nally
 SIGNATURE OF DEVELOPER
 12-17-85

REVIEWED FOR HOWARD COUNTY SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS
James M. Hahn
 U.S. SOIL CONSERVATION SERVICE
 1-10-86
 DATE

THIS DEVELOPMENT IS APPROVED FOR EROSION AND SEDIMENT CONTROL BY THE HOWARD COUNTY SOIL CONSERVATION DISTRICT.
 APPROVED
Stephen L. Huler
 DISTRICT ENGINEER
 HOWARD COUNTY SOIL CONSERVATION DISTRICT
 1/16/86
 DATE

APPROVED: OFFICE OF PLANNING AND ZONING
James M. Hahn
 PLANNING DIRECTOR
 1-21-86
 DATE

APPROVED: DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION
John M. Hahn
 CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION
 1-21-86
 DATE

APPROVED: HOWARD COUNTY HEALTH DEPARTMENT FOR PUBLIC WATER AND SEWERAGE SYSTEMS
James M. Hahn
 HEALTH OFFICER
 1-17-86
 DATE

APPROVED: DEPARTMENT OF PUBLIC WORKS FOR PUBLIC WATER & SEWER AND STORM DRAINAGE SYSTEMS AND ROADS.
Donald F. Newmyer
 DIRECTOR, PUBLIC WORKS
 1-13-86
 DATE

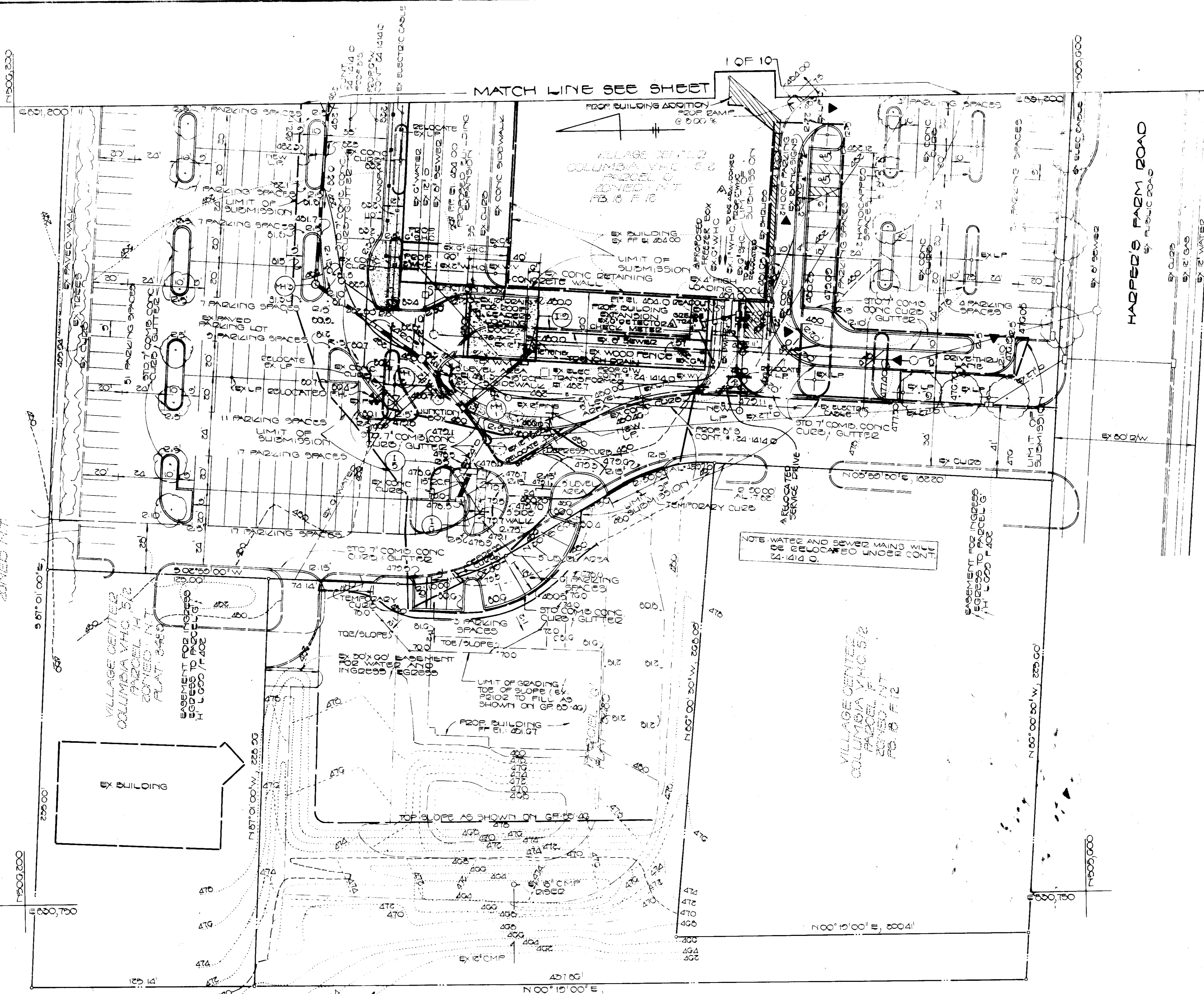
CHIEF, BUREAU OF ENGINEERING
James M. Hahn
 1-13-86
 DATE

PROPERTY NAME: VILLAGE OF HADPERS CHOICE
 SECTION/AREA: 57,900 S.F. / 57,900 S.F.
 LOT: 6
 BLOCK: 23
 TAX: 20
 ELEC. DIST: 5TH
 CENSUS TR.: 605201
 WATER CODE: 100
 SEWER CODE: 5055100

OWNER AND DEVELOPER
 HOWARD RESEARCH AND DEVELOPMENT CORP.

PROJECT AREA: VILLAGE OF HADPERS CHOICE
 SEC 5, AREA 8, PARCELS 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

PROJECT TITLE: JOSEPH SQUARE - VILLAGE CENTER EXPANSION PLAN
 SITE DEVELOPMENT PLAN
 Det. By: D. P. ALIC Scale: AS SHOWN Dwg. No.: 1 OF 10
 Date: G/10/85 C.C.F. No.:
 D.L. BY: D. P. ALIC Approved



APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE: 10-30-85
[Signature]



FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERS & LAND SURVEYORS
838R COURT AVENUE
ELLICOTT CITY, MARYLAND 21043
(301)461-2855

ENGINEER'S CERTIFICATE
I HEREBY CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

Signature: *[Stephen L. Fisher]*
Date: 12/16/85

DEVELOPER'S CERTIFICATE
"I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN OF DEVELOPMENT AND PLAN FOR EROSION AND SEDIMENT CONTROL AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF NATURAL RESOURCES APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ONSITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT OR THEIR AUTHORIZED AGENTS, AS ARE DEEMED NECESSARY."

Signature: *[J.H.N.H.]*
Date: 12/23/85

REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.
Signature: *[Joseph M. Helms]* 1-10-86
U.S. SOIL CONSERVATION SERVICE DATE

THIS DEVELOPMENT IS APPROVED FOR EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
Signature: *[Stephen L. Fisher]* 1/10/86
DISTRICT DATE
HOWARD SOIL CONSERVATION DISTRICT

APPROVED: OFFICE OF PLANNING AND ZONING
Signature: *[James L. King]* 1-21-86
DATE
DIRECTOR

Signature: *[John W. Muschum]* 1-21-86
DATE
CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION

APPROVED HOWARD COUNTY HEALTH DEPARTMENT FOR PUBLIC WATER AND SEWERAGE SYSTEMS
Signature: *[Joseph M. Helms]* 1-17-86
DATE
HEALTH OFFICER

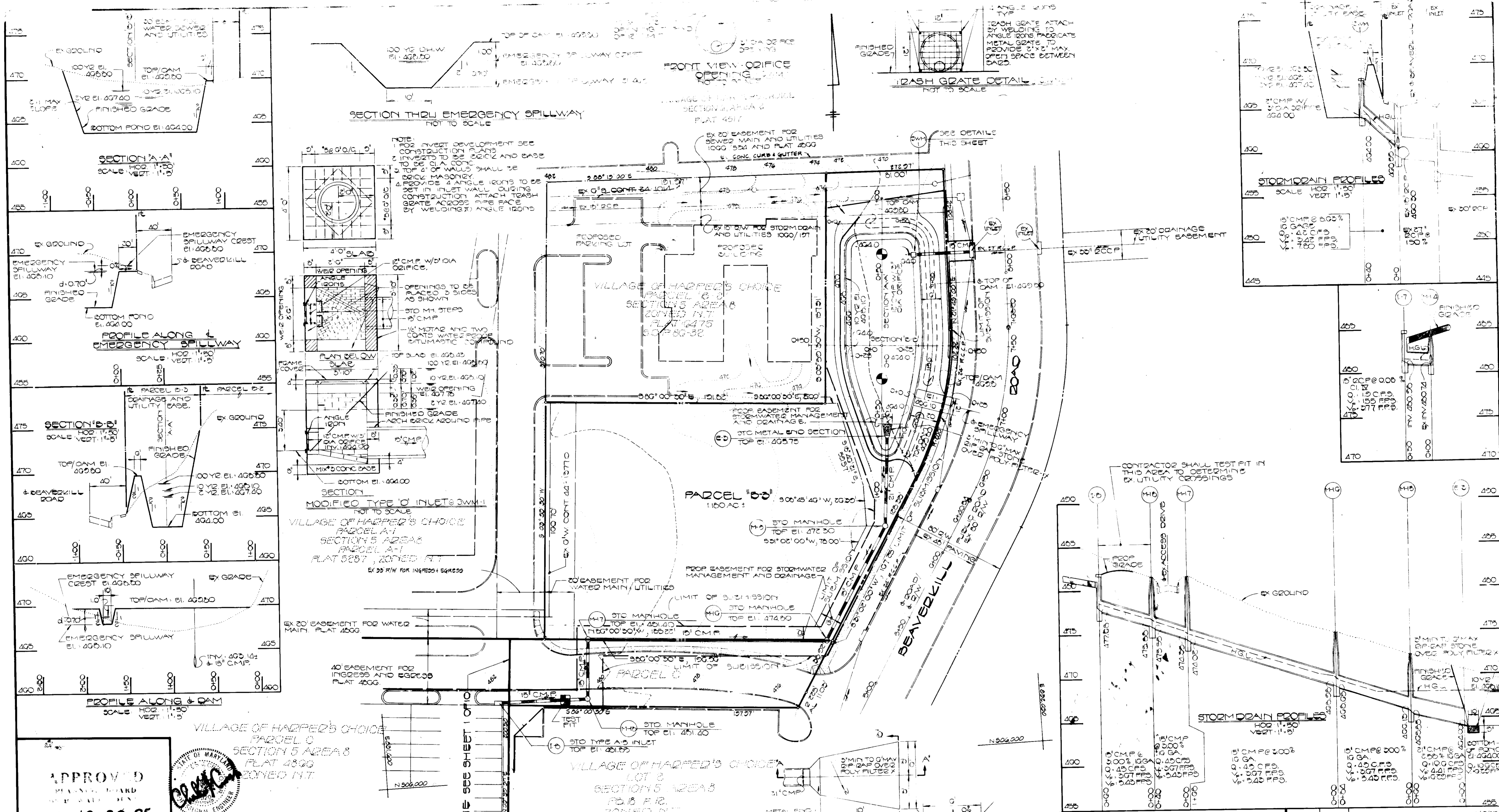
APPROVED: DEPARTMENT OF PUBLIC WORKS FOR PUBLIC WATER & SEWER AND STORM DRAINAGE SYSTEMS AND ROADS.
Signature: *[Henry S. Nemy]* 1-13-86
DATE
DIRECTOR, PUBLIC WORKS

Signature: *[William S. Egan]* 1-13-86
DATE
CHIEF, BUREAU OF ENGINEERING

PROPERTY NAME: VILLAGE OF HARPER'S CHOICE
SECTION/AREA: LOT 123, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

6/22/87	G	REV. VMC 1 SHG. ADD GREASE TRAP
8/13/87	5	Building Additions
9/10/88	4	REV. CURB @ LOADING DOCK
11/20/88	0	" " " "
12/24/88	2	" " " "
3/19/89	1	PER H.O.C. COMMENTS DATED 1/15/89

REV. DATE	REV. NO.	REVISION DESCRIPTION
COLUMBIA MARYLAND		
OWNER AND DEVELOPER HOWARD RESEARCH AND DEVELOPMENT CORP.		
PROJECT AREA: VILLAGE OF HARPER'S CHOICE VILLAGE CENTER		
SEC 5, AREA 2 PARCELS D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z; SEC 5, AREA 3; SEC 5, AREA 4; LOT 1, SEC 5, AREA 0; PARCELS D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z		
PROJECT TITLE: JOSEPH SQUARE VILLAGE CENTER EXPANSION SITE DEVELOPMENT PLAN		
Des. By: DDB/BUTZ	Scale: AS SHOWN	Dwg. No.: 2 OF 2
Des. By: W.L. FZALIC	Date: 9/10/85	C.C.F. No.
Ch. By: DDB/CASTED	Approved:	



APPROVED
PLANNING BOARD
10-30-85



DATE	NO.	REVISION	DESCRIPTION
11-20-85	2	REVISE PER COUNTY COMMENTS DATED 11/23/85	

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERS & LAND SURVEYORS
8388 COURT AVENUE
ELLCOTT CITY, MARYLAND 21043
(301) 461-2855

ENGINEER'S CERTIFICATE
I HEREBY CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

Signature: *William H. Carter*
DATE: 12/1/85

DEVELOPER'S CERTIFICATE
"I/WE CERTIFY" THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN OF DEVELOPMENT AND PLAN FOR EROSION AND SEDIMENT CONTROL AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF NATURAL RESOURCES 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 OR THEIR AUTHORIZED AGENTS, AS ARE DEEMED NECESSARY.

Signature: *John N. G.*
DATE: 12-24-85

REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS
Signature: *James M. Helm*
DATE: 1-10-86

APPROVED: *Stephen L. Finken*
DATE: 1/10/86

APPROVED: OFFICE OF PLANNING AND ZONING
Signature: *Donald L. Davis*
DATE: 1-21-86

Signature: *John W. ...*
DATE: 1-21-86

APPROVED: HOWARD COUNTY HEALTH DEPARTMENT FOR PUBLIC WATER AND SEWERAGE SYSTEMS
Signature: *James M. ...*
DATE: 1-17-86

APPROVED: DEPARTMENT OF PUBLIC WORKS FOR PUBLIC WATER & SEWER AND STORM DRAINAGE SYSTEMS AND ROADS.
Signature: *John S. ...*
DATE: 1-13-86

Signature: *...*
DATE: 1-13-86

PROPERTY NAME: VILLAGE OF HARPER'S CHOICE
SECTION/AREA: 2/2, 3/3, 5/5
BLOCK NO.: 23
ELEC. DIST.: 5TH
GENSUS TR.: 6057-D1
WATER CODE: 1-00
SEWER CODE: 5565-100

REV. DATE	REV. NO.	REVISION DESCRIPTION
01/10/85	1	PER HO. CO. COMMENTS DATED 01/05/85
01/15/85	2	

COLUMBIA MARYLAND
OWNER AND DEVELOPER
HOWARD RESEARCH AND DEVELOPMENT CO., P

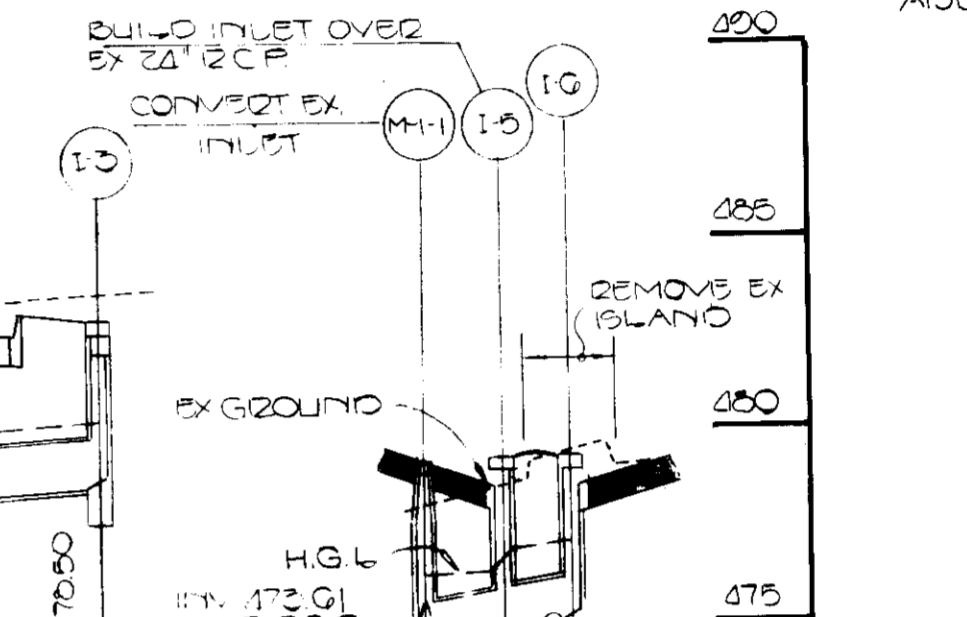
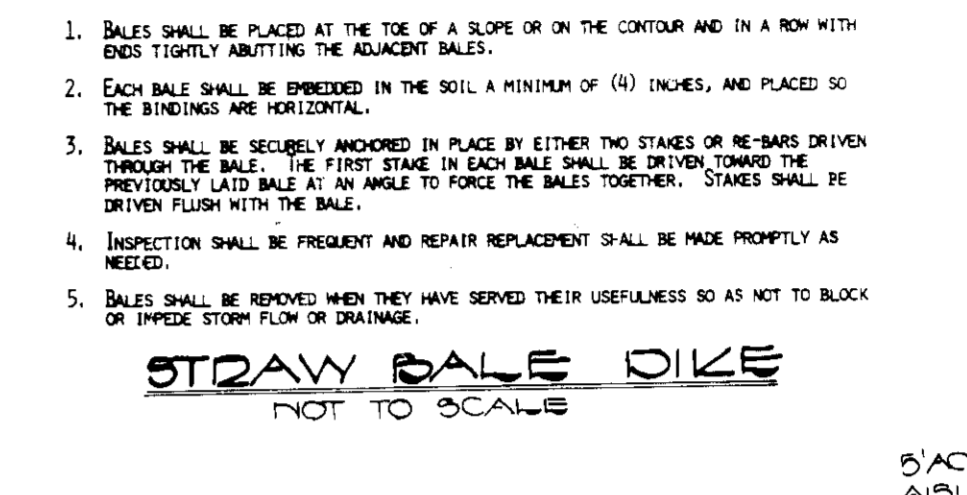
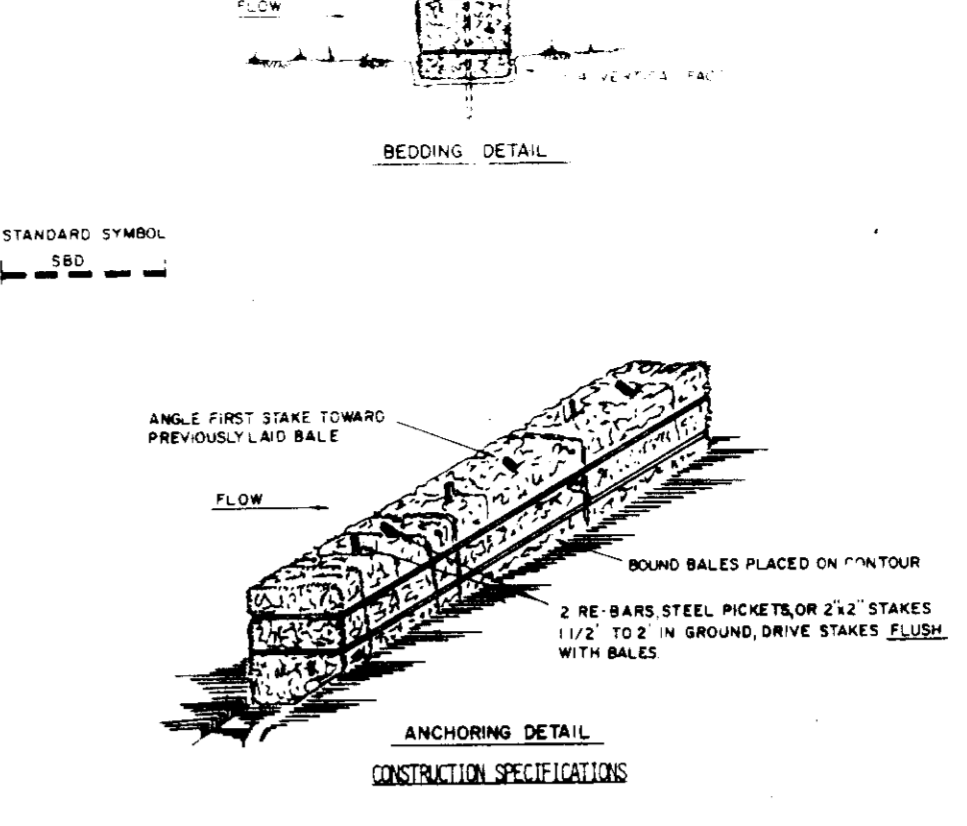
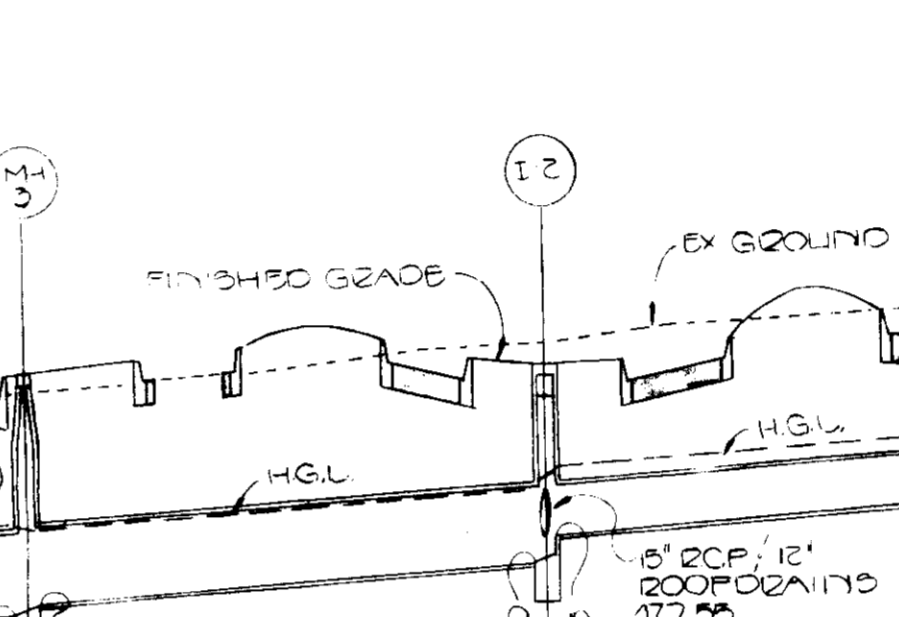
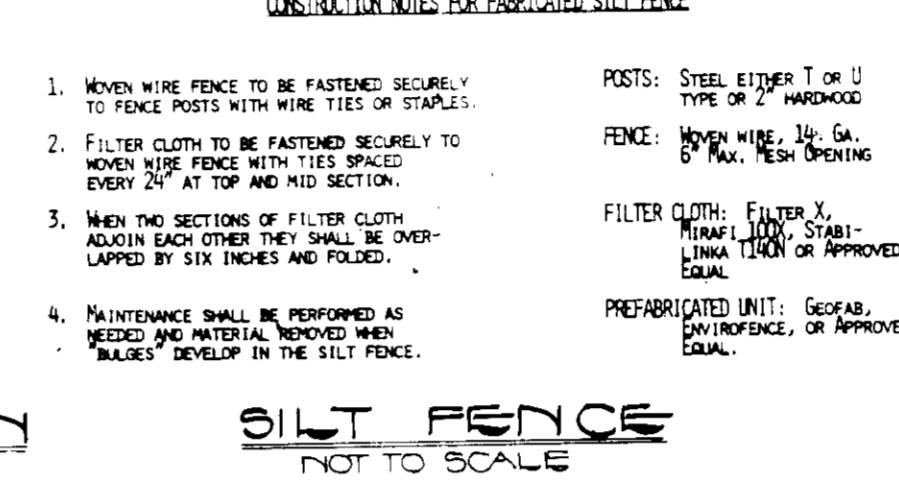
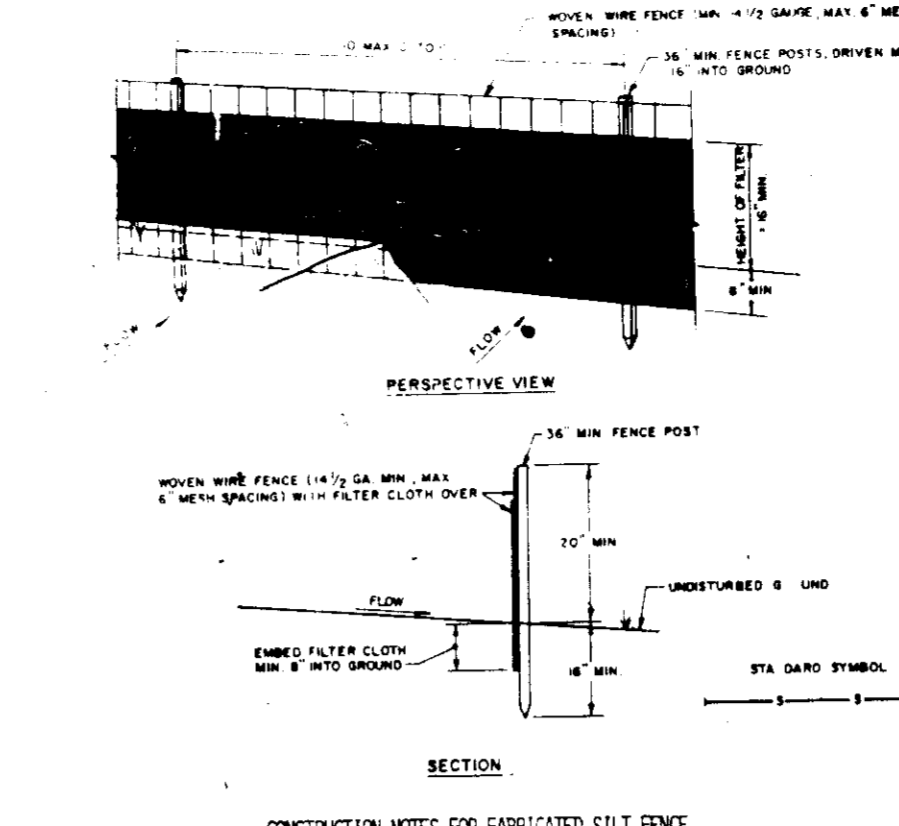
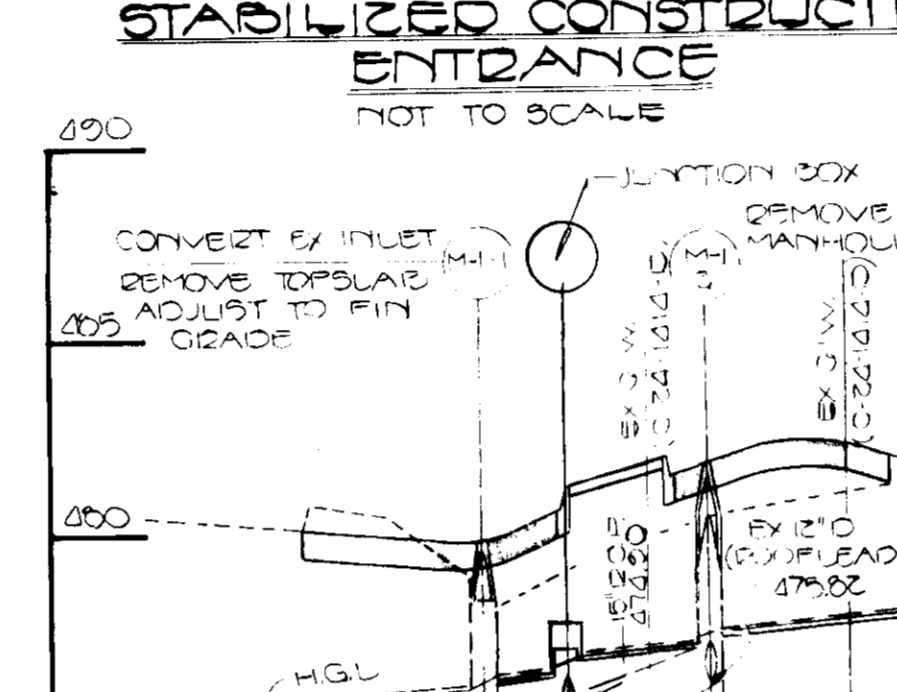
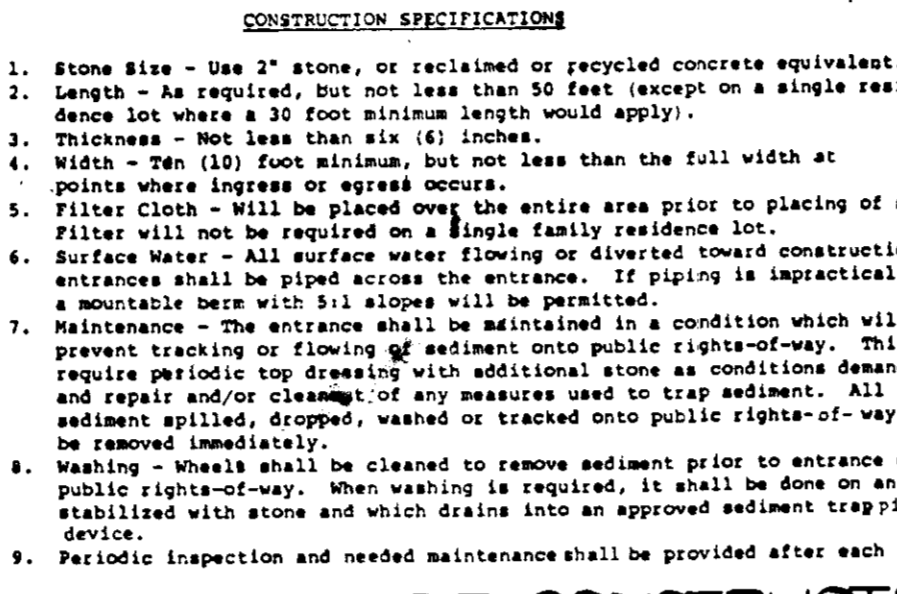
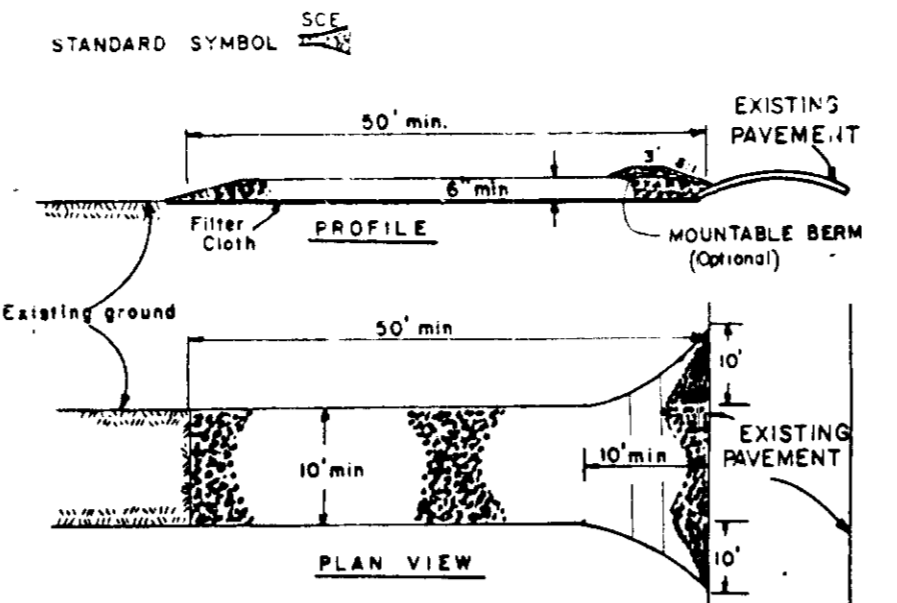
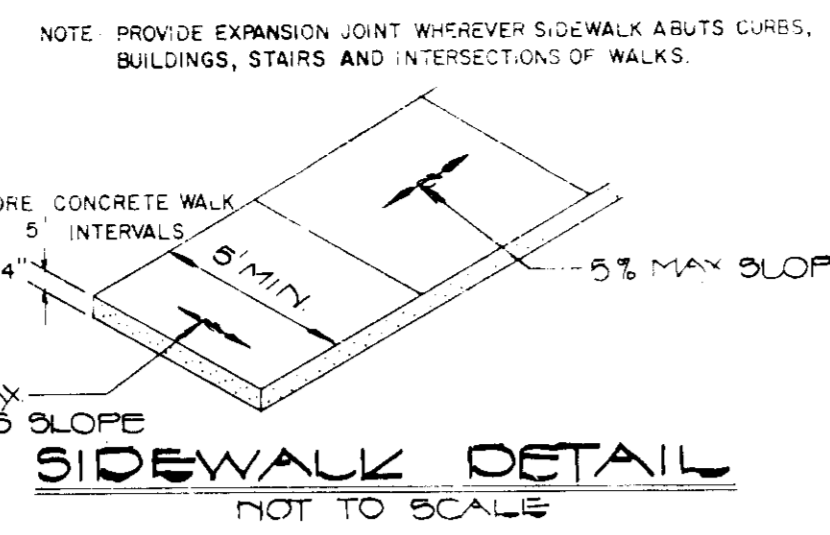
PROJECT AREA: VILLAGE OF HARPER'S CHOICE
SEC. 5, AREA 2 - PAR. D, G, LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

PROJECT TITLE: JOSEPH BOLAZZE VILLAGE CENTER EXPANSION SITE DEVELOPMENT PLAN

Drn. By: W.K. PRADIC
Date: 01/10/85
Scale: AS SHOWN
Dwg. No.: 2010
C.C.F. No.:
Chk. By: W.K. PRADIC
Approved

SEDIMENT CONTROL NOTES

- 1. A minimum of 24 hours notice must be given to the HOWARD COUNTY OFFICE...
2. VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND SPECIFICATIONS...
3. FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN 7 CALENDAR DAYS FOR ALL SLOPES GREATER THAN 3%...



- PERMANENT SEEDING NOTES: APPLY TO GRADED OR CLEARED AREAS NOT SUBJECT TO IMMEDIATE FURTHER DISTURBANCE WHERE A PERMANENT LONG-TERM VEGETATIVE COVER IS NEEDED...
SEEDBED PREPARATION: LOOSEN UPPER THREE-INCHES OF SOIL BY RAKING, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING...
SOIL AMENDMENTS: IN LIEU OF SOIL TEST RECOMMENDATIONS, USE ONE OF THE FOLLOWING SCHEDULES...
SEEDING: FOR PERIODS MARCH 1 THRU APRIL 30, AND AUGUST 1 THRU OCTOBER 15, SEED WITH 80 LBS PER ACRE (11.4 LBS/1000 SQ. FT.) OF KENTUCKY 31 TALL FESCUE...
MULCHING: APPLY 1 1/2 TO 2 TONS PER ACRE (70 TO 90 LBS/1000 SQ. FT.) OF UNROTTED SMALL UPRIGHT STRAW...
MAINTENANCE: INSPECT ALL SEEDED AREAS AND MAKE NEEDED REPAIRS, REPLACEMENTS AND RESEEDINGS...
TEMPORARY SEEDING NOTES: APPLY TO GRADED OR CLEARED AREAS LIKELY TO BE REDISTURBED WHERE A SHORT-TERM VEGETATIVE COVER IS NEEDED...
SEEDBED PREPARATION: LOOSEN UPPER THREE-INCHES OF SOIL BY RAKING, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING...
SOIL AMENDMENTS: APPLY 600 LBS PER ACRE 10-10-10 FERTILIZER (14 LBS/1000 SQ. FT.)...
SEEDING: FOR PERIODS MARCH 1 THRU APRIL 30 AND FROM AUGUST 15 THRU NOVEMBER 15, SEED WITH 25 BUSHEL PER ACRE OF ANNUAL RYE (3.2 LBS/1000 SQ. FT.)...
MULCHING: APPLY 1 1/2 TO 2 TONS PER ACRE (70 TO 90 LBS/1000 SQ. FT.) OF UNROTTED SMALL UPRIGHT STRAW...
REFER TO THE 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR RATE AND METHODS NOT COVERED.

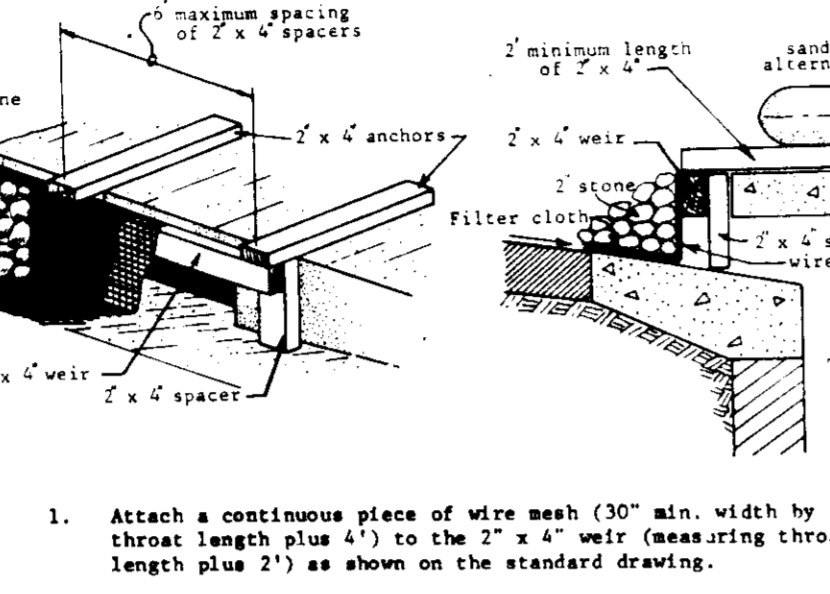
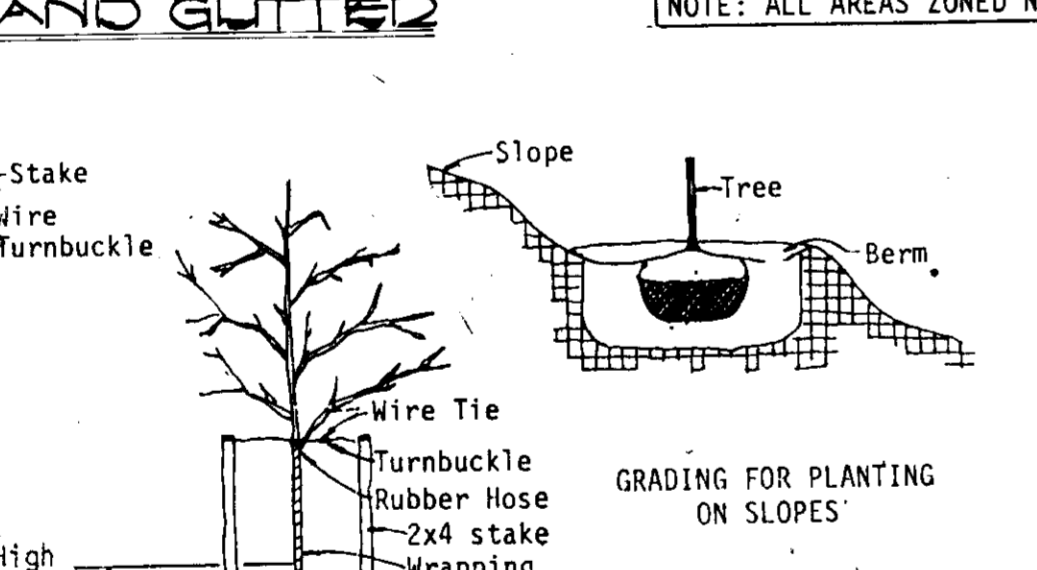
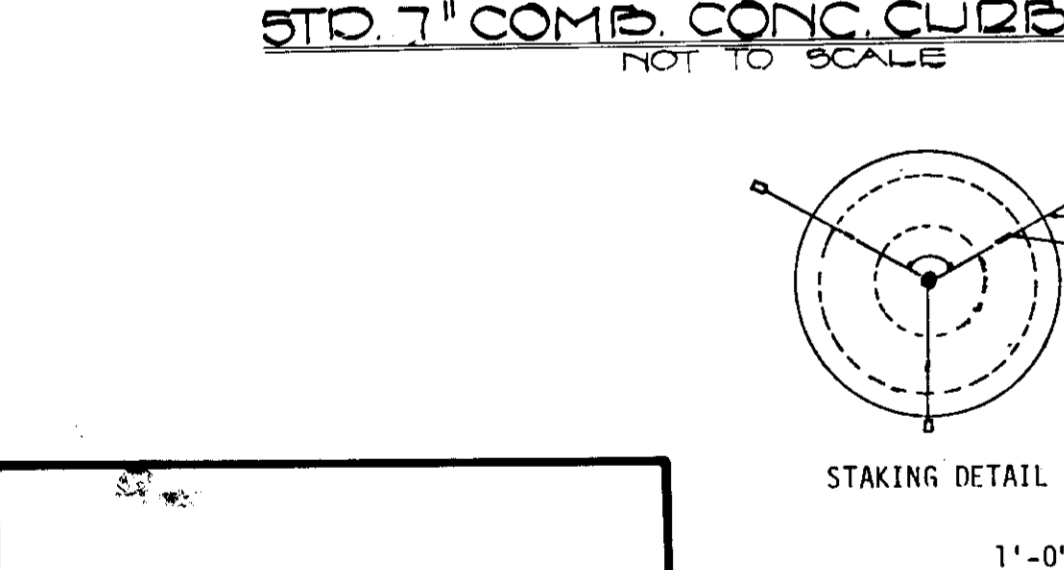
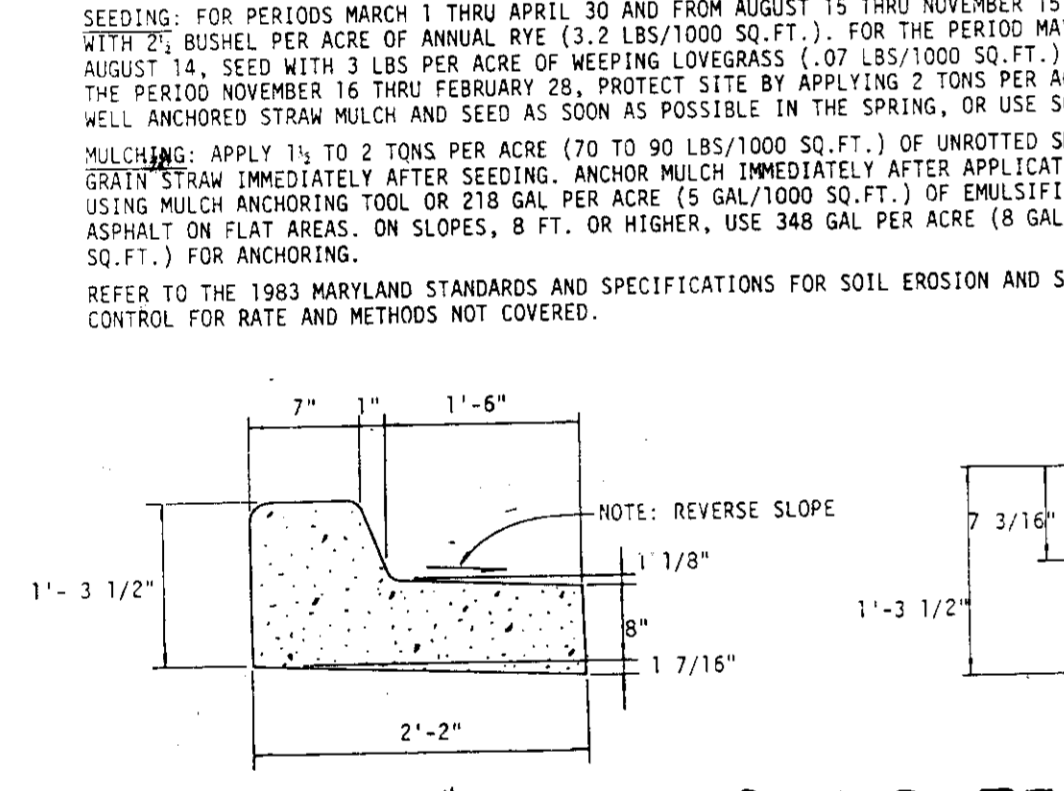
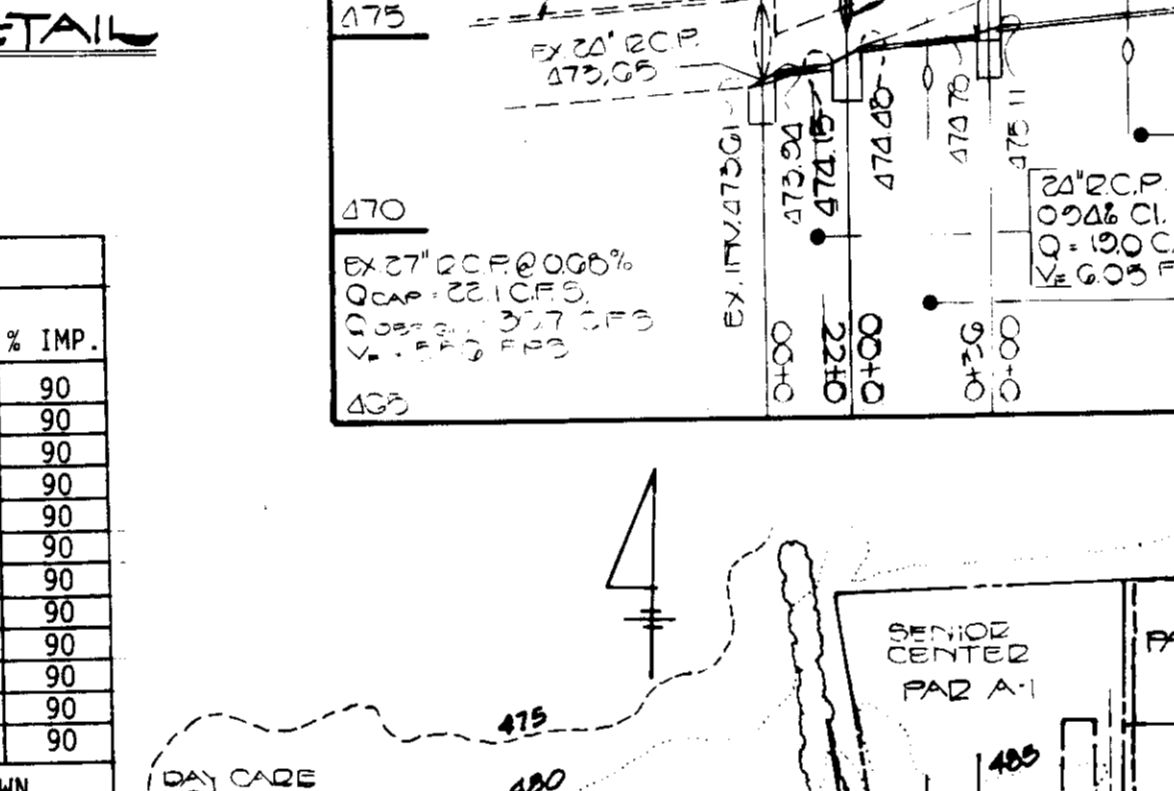


Table with 4 columns: DRAINAGE AREA, AREA (AC.), C, % IMP. Rows include A, B-1, B-2, B-3, B-4, B-5, B-6, B-7, B-8, C-1, C-2, C-3.



APPROVED PLANNING BOARD OF HOWARD COUNTY 10-30-85

ENGINEER'S CERTIFICATE I HEREBY CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

DEVELOPER'S CERTIFICATE I HEREBY CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN OF DEVELOPMENT AND PLAN FOR EROSION AND SEDIMENT CONTROL AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF NATURAL RESOURCES 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 OR THEIR AUTHORIZED AGENTS, AS ARE DEEMED NECESSARY.

APPROVED: OFFICE OF PLANNING AND ZONING Director: Donald S. Kamin, 1-21-86

APPROVED: DEPARTMENT OF PUBLIC WORKS FOR PUBLIC WATER AND SEWER AND STORM DRAINAGE SYSTEMS AND ROADS. Director: Bill A. Nunn, 1-17-86

FISHER, COLLINS & CARTER, INC. CIVIL ENGINEERS & LAND SURVEYORS 8388 COURT AVENUE ELLICOTT CITY, MARYLAND 21043 (301) 461-2855

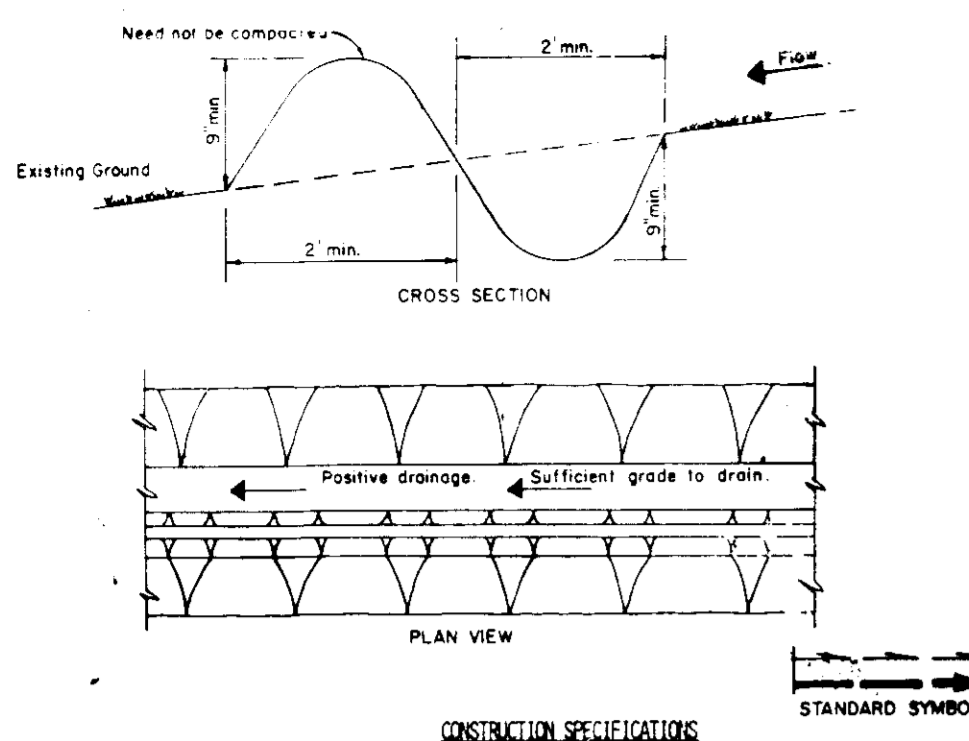
Signature of Engineer: [Signature] DATE: 12/25/85

Signature of Developer: [Signature] DATE: 12-25-85

APPROVED: HOWARD COUNTY HEALTH DEPARTMENT FOR PUBLIC WATER AND SEWERAGE SYSTEMS. Director: [Signature] DATE: 1-17-86

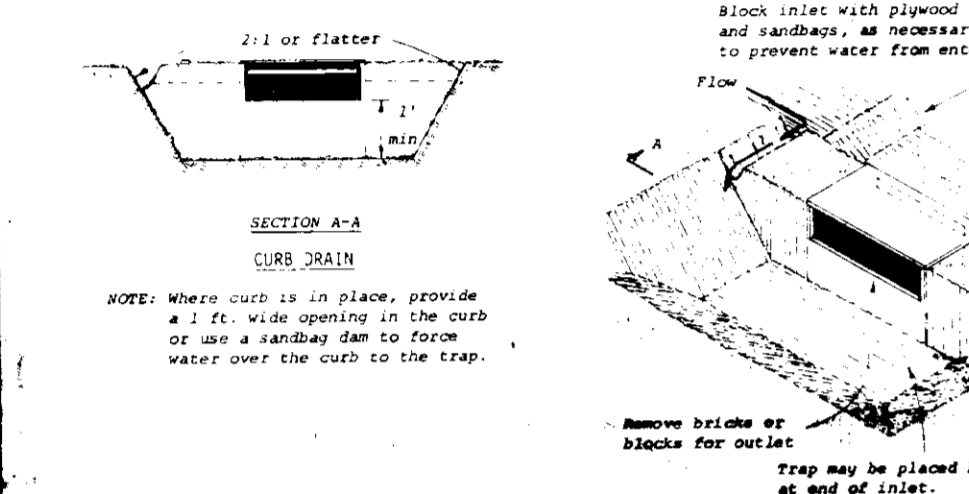
APPROVED: CHIEF, BUREAU OF ENGINEERING. Director: [Signature] DATE: 1-18-86

Project information including date 10/24/85, project title 'JOSEPH SQUARE VILLAGE CENTER', and company 'COLUMBIA MARYLAND'.



- CONSTRUCTION SPECIFICATIONS**
1. ALL PERIMETER DIKE/SWALE SHALL HAVE UNINTERRUPTED POSITIVE GRADE TO AN OUTLET.
 2. DIVERTED RUNOFF FROM A DISTURBED AREA SHALL BE CONVEYED TO A SEDIMENT TRAPPING DEVICE.
 3. DIVERTED RUNOFF FROM AN UNDISTURBED AREA SHALL OUTLET INTO AN UNDISTURBED STABILIZED AREA AT NON-EROSION VELOCITY.
 4. THE SWALE SHALL BE EXCAVATED OR SHAPED TO LINE, GRADE, AND CROSS SECTION AS REQUIRED TO MEET THE CRITERIA SPECIFIED IN THE STANDARD.
 5. STABILIZATION OF THE AREA DISTURBED BY THE DIKE AND SWALE SHALL BE DONE IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SEED AND STRAW MULCH, AND SHALL BE DONE WITHIN 30 DAYS.
 6. PERIODIC INSPECTION AND REQUIRED MAINTENANCE MUST BE PROVIDED AFTER EACH RAIN EVENT.

PERIMETER DIKE / SWALE
NOT TO SCALE

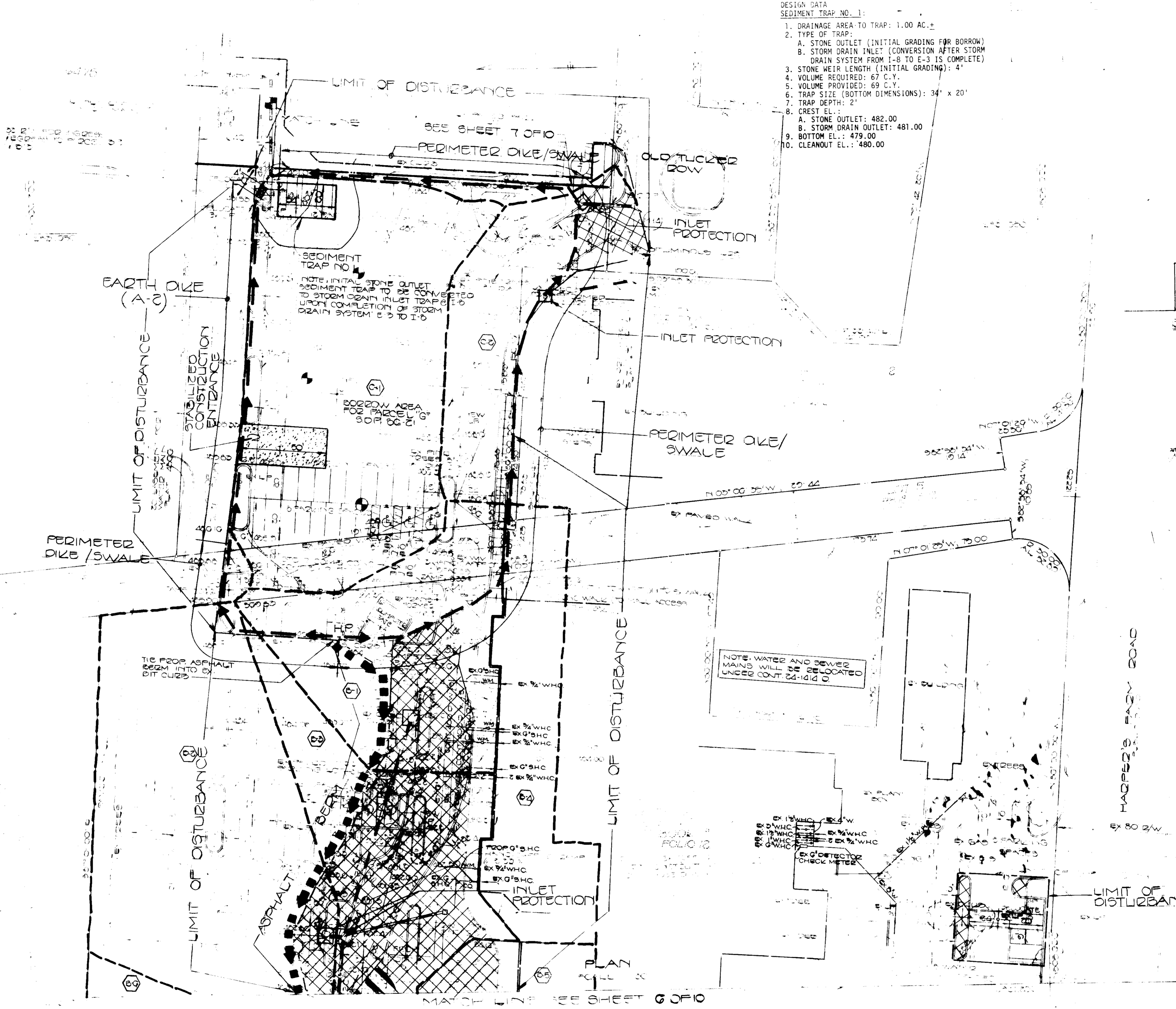


- CONSTRUCTION SPECIFICATIONS**
1. Sediment shall be removed and crew restored to its original dimensions when the sediment has accumulated to 1/2 the design depth of the trap. Removed sediment shall be deposited in a suitable area and in such a manner that it will not erode.
 2. The structure shall be inspected after each rain and repairs made as needed.
 3. Construction operations shall be carried out in such a manner that erosion and water pollution shall be minimized.
 4. The sediment trap shall be removed and area stabilized when the remaining drainage area has been properly established.
 5. All out and fill slopes shall be 2:1 or flatter.

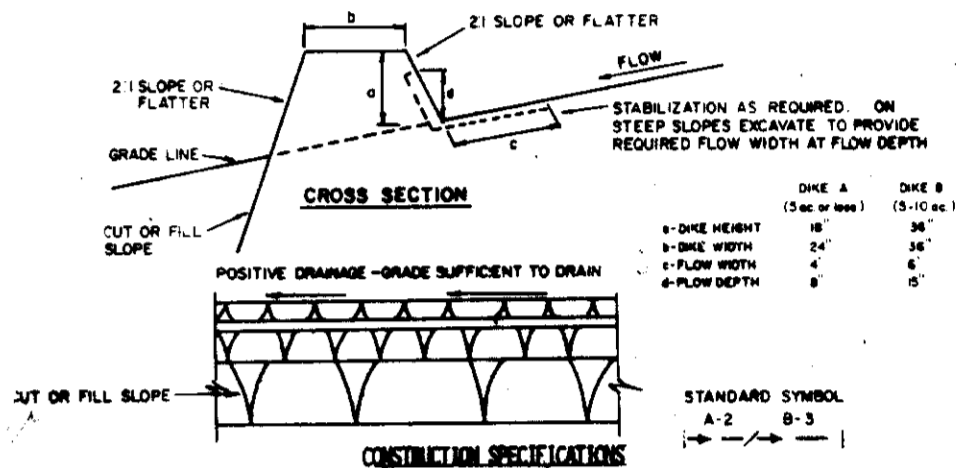
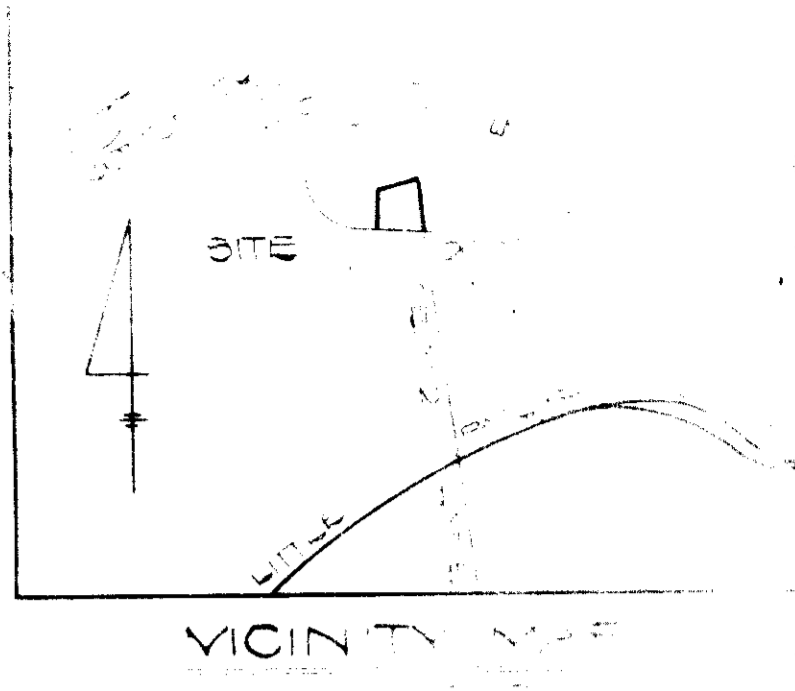
STORM INLET SEDIMENT TRAP
NOT TO SCALE

STATION	EXISTING ELEVATION	DESIGN ELEVATION	DEPTH
1+00	467.25	466.00	1.25
1+10	467.46	466.21	1.25
1+20	465.75	465.00	0.75
1+30	467.25	466.00	1.25
1+40	467.46	466.21	1.25
1+50	465.75	465.00	0.75

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE 10-30-85



- DESIGN DATA**
SEDIMENT TRAP NO. 1:
1. DRAINAGE AREA TO TRAP: 1.00 AC. ±
 2. TYPE OF TRAP:
 - A. STONE OUTLET (INITIAL GRADING FOR BORROW)
 - B. STORM DRAIN INLET (CONVERSION AFTER STORM DRAIN SYSTEM FROM I-8 TO E-3 IS COMPLETE)
 3. STONE WEIR LENGTH (INITIAL GRADING): 4'
 4. VOLUME REQUIRED: 67 C.Y.
 5. VOLUME PROVIDED: 69 C.Y.
 6. TRAP SIZE (BOTTOM DIMENSIONS): 34' x 20'
 7. TRAP DEPTH: 2'
 8. CREST EL.:
 - A. STONE OUTLET: 482.00
 - B. STORM DRAIN OUTLET: 481.00
 9. BOTTOM EL.: 479.00
 10. CLEANOUT EL.: 480.00



- CONSTRUCTION SPECIFICATIONS**
1. ALL DIKES SHALL BE COMPACTED BY EARTH-MOVING EQUIPMENT.
 2. ALL DIKES SHALL HAVE POSITIVE DRAINAGE TO AN OUTLET.
 3. TOP SLOPES MAY BE WIDER AND SIDE SLOPES MAY BE FLATTER IF DESIRED TO FACILITATE CROSSING BY CONSTRUCTION TRAFFIC.
 4. FIELD LOCATIONS SHOULD BE ADJUSTED AS NEEDED TO UTILIZE A STABILIZED SAFE OUTLET.
 5. EARTH DIKES SHALL HAVE AN OUTLET THAT FUNCTIONS WITH A MINIMUM OF SHOULDER. TRAFFIC BASIN WHERE EITHER THE DIKE CHANNEL OR THE DRAINAGE AREA ABOVE THE DIKE ARE NOT ADEQUATELY STABILIZED.
 6. STABILIZATION SHALL BE: (A) IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR SEED AND STRAW MULCH OR STRAW MULCH IF NOT IN RESERVE STOCK; (B) PLANT CHANNEL, AS PER THE CHART BELOW.

TYPE OF TREATMENT	CHANNEL SIZE	DIKE A	DIKE B
1	5-3.0'	SEED AND STRAW MULCH	SEED AND STRAW MULCH
2	3.1-5.0'	SEED AND STRAW MULCH	SEED USING JUTE, OR EXCELLENT SOIL 2" STONE
3	5.1-8.0'	SEED WITH JUTE, OR SOIL	LINED RIP-RAP 4-8"
4	8.1-20'	LINED RIP-RAP 4-8"	ENGINEERING DESIGN

NOTE: STONE TO BE 2" HIGH STONE, OR RECYCLED CONCRETE EQUIVALENT, IN A LAYER AT LEAST 3" THICK IN THICKNESS AND BE PRESSED INTO THE SOIL WITH CONSTRUCTION EQUIPMENT. STONE TO BE 4-8" INCHES IN A LAYER AT LEAST 8" INCHES THICKNESS AND PRESSED INTO THE SOIL. APPROVED EQUIVALENTS CAN BE SUBSTITUTED FOR ANY OF THE ABOVE MATERIALS.

EARTH DIKE
NOT TO SCALE

- LEGEND:**
- REMOVE BY PAVING OR ISLANDS
 - NEW PAVING
 - RE-SURFACE COURSE
 - 6-1 DENOTES DRAINAGE AREAS. SEE SHEET 10 FT. FOR DRAINAGE AREA DATA TABLE.

REV. DATE	REV. NO.	REVISION DESCRIPTION
11/30/85	D	
10/24/85	C	
5-1-85	B	PRELIMINARY DESIGN
5-1-85	A	PRELIMINARY DESIGN

COLUMBIA
MARYLAND

PROJECT AREA	PROJECT TITLE
VILLAGE OF HOWARD CHOICE	SEDIMENT CONTROL PLAN

APPROVED DEPARTMENT OF PUBLIC WORKS FOR PUBLIC WATER & SEWER AND STORM DRAINAGE SYSTEMS AND ROADS
DATE 1-13-86

APPROVED FOR EROSION AND SEDIMENT CONTROL REQUIREMENTS
DATE 1-10-86

APPROVED FOR PLANNING AND ZONING DEPARTMENT
DATE 1-21-86

APPROVED FOR PLANNING AND ZONING DEPARTMENT
DATE 1-21-86

APPROVED DEPARTMENT OF PUBLIC WORKS FOR PUBLIC WATER & SEWER AND STORM DRAINAGE SYSTEMS AND ROADS
DATE 1-13-86

APPROVED DEPARTMENT OF PUBLIC WORKS FOR PUBLIC WATER & SEWER AND STORM DRAINAGE SYSTEMS AND ROADS
DATE 1-13-86

MATCH LINE SEE SHEET B OF 10

CONSTRUCTION SEQUENCE:

1. OBTAIN GRADING PERMIT.
2. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE AS SHOWN ON PLAN.
3. EXCAVATE SEDIMENT TRAP NO. 1 TO REQUIRED DIMENSIONS AS SHOWN ON PLAN. USE EXCAVATED MATERIAL TO CONSTRUCT EARTH DIKE (A-2 SPECIFICATIONS) ALONG ACCESS DRIVE. CONSTRUCT PERIMETER DIKE/SMALL REMAINDER OF DISTURBED AREA. PROVIDE POSITIVE DRAINAGE TO SEDIMENT TRAP NO. 1. COMPACT DIKES AND STABILIZE WITH TEMPORARY SEEDING MIXTURE AND STRAW MULCH.
4. BEGIN BORROW OPERATION FOR PARCEL G. (SDP-86-21)
5. REMOVE SEDIMENT FROM ROADWAYS AND DRESS STONE CONSTRUCTION ENTRANCE AS REQUIRED.
6. INSTALL TEMPORARY ASPHALT BERM ALONG EDGE OF DISTURBANCE OF JOSEPH SQUARE PARKING LOT TO DIVERT CLEAN WATER TO EXISTING INLET.
7. BEGIN PAVEMENT REMOVAL OF EXISTING PARKING LOT. CONSTRUCT STORM DRAIN SYSTEM FROM I-3 TO MH-1. PROVIDE INLET PROTECTION AT ALL INLETS UPON COMPLETION OF INLET CONSTRUCTION.
8. CONSTRUCT STORM DRAIN SYSTEM FROM I-6 TO MH-1. UPON COMPLETION OF THIS SYSTEM EXTEND TEMPORARY ASPHALT BERM TO DIVERT CLEAN WATER TO INLET I-6. PROVIDE INLET PROTECTION AT INLET I-5.
9. EXCAVATE TEMPORARY SEDIMENT BASIN TO REQUIRED DIMENSIONS AS SHOWN ON PLAN. INSTALL EARTH DIKE ALONG BEAVERKILL ROAD. COMPACT DIKE AND STABILIZE DIKE AND BASIN USING TEMPORARY SEEDING MIXTURE AND STRAW MULCH. CONSTRUCT STORM WATER DRAIN SYSTEM FROM I-8 TO E-3.
10. ADDITIONAL BORROW FROM BASIN EXCAVATION WILL BE USED AS FILL FOR PARCEL G. (SDP-86-21).
11. UPON COMPLETION OF STORM DRAIN SYSTEM FROM I-8 TO E-3, CONVERT SEDIMENT TRAP NO. 1 TO STORM DRAIN SEDIMENT TRAP AT INLET I-8.
12. GRADE SITE TO SUBGRADE.
13. CONSTRUCT REMAINING ON-SITE UTILITIES.
14. CONSTRUCT CURB AND GUTTER, REMOVE STONE CONSTRUCTION ENTRANCE AND SEDIMENT TRAP, INSTALL BASE COURSE.
15. CLEAN BASE COURSE, APPLY TACK COAT TO BASE COURSE AND LAY SURFACE COURSE.
16. STABILIZE ALL DISTURBED AREAS USING PERMANENT SEEDING MIXTURE AND STRAW MULCH.
17. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASIN AND TRAP WHEN THE CLEANOUT ELEVATION HAS BEEN REACHED.
18. THE CONTRACTOR SHALL INSPECT AND PROVIDE NECESSARY MAINTENANCE ON THE SEDIMENT AND EROSION CONTROL STRUCTURES SOON AFTER EACH RAINFALL AND ON A DAILY BASIS.
19. THE SEDIMENT BASIN AND TRAP SHALL BE DEMATERED BY PUMPING. THE SEDIMENT FROM THE BASIN AND TRAP SHALL BE PLACED UP-GRADE IN SUCH A MANNER AS NOT TO INTERFERE WITH CONSTRUCTION OPERATIONS OR CAUSE EROSION DOWNGRADE FROM THE SEDIMENT BASIN OR SEDIMENT TRAP.
20. ALL DISTURBED AREAS DUE TO REMOVAL OF SEDIMENT CONTROL MEASURES SHALL BE GRADED AND STABILIZED WITH PERMANENT SEEDING MIXTURE AND STRAW MULCH.
21. FINE GRADE TEMPORARY SEDIMENT BASIN FOR CONVERSION TO PERMANENT STORM WATER MANAGEMENT POND. STABILIZE ALL DISTURBED AREAS WITH PERMANENT SEEDING MIXTURE AND STRAW MULCH.
22. UPON EFFECTIVE GERMINATION OF STABILIZATION MEASURES, REMOVE BLOCKING OF LOW FLOW PIPE.
23. STABILIZE ANY REMAINING DISTURBED AREAS WITH PERMANENT SEEDING MIXTURE AND STRAW MULCH.

LEGEND:

-  REMOVE BY PAVING OR ISLANDS
-  NEW PAVING
-  RE-SURFACE COURSE

⊕ DENOTES DRAINAGE AREA, SEE SHEET A OF 7 FOR DRAINAGE AREA DATA TABLE

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE 10-30-85



FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERS & LAND SURVEYORS
838R COURT AVENUE
ELLCOTT CITY, MARYLAND 21043
(301)461-2855

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

Chas. J. Carter
DATE 11/13/85

DEVELOPER'S CERTIFICATE:
I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN OF DEVELOPMENT AND PLAN FOR EROSION AND SEDIMENT CONTROL, AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF NATURAL RESOURCES APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT OR THEIR AUTHORIZED AGENTS, AS ARE DEEMED NECESSARY.

John N. Hef
DATE 11-23-85

REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS

James M. ... 1-10-86
U.S. SOIL CONSERVATION SERVICE DATE

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

Stephen L. ... 1/16/86
DATE

APPROVED OFFICE OF PLANNING AND ZONING

Thomas L. ... 1-21-86
PLANNING DIRECTOR DATE

Phillip ... 1-21-86
DATE

APPROVED DEPARTMENT OF PUBLIC WORKS FOR PUBLIC WATER & SEWER AND STORM DRAINAGE SYSTEMS AND ROADS

Daryl ... 1-13-86
DIRECTOR PUBLIC WORKS DATE

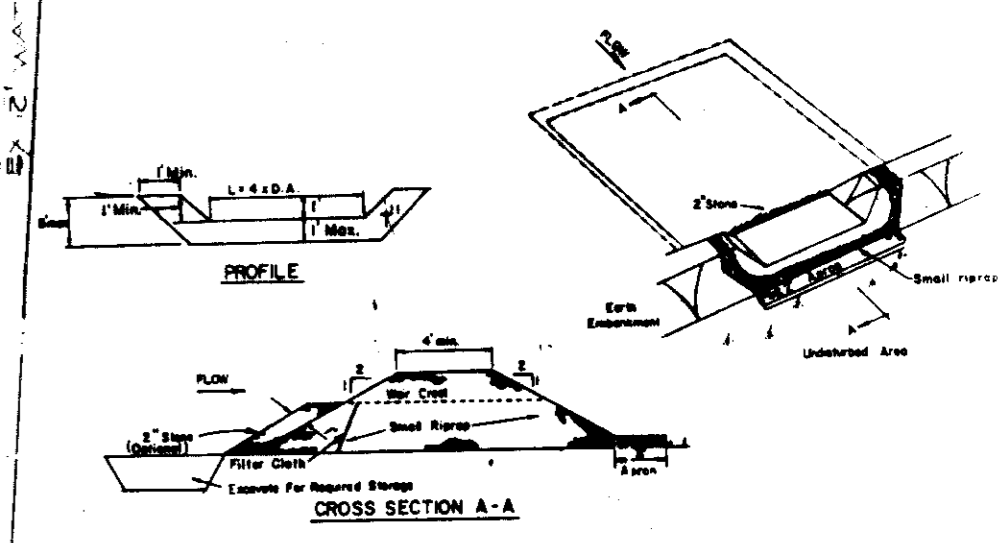
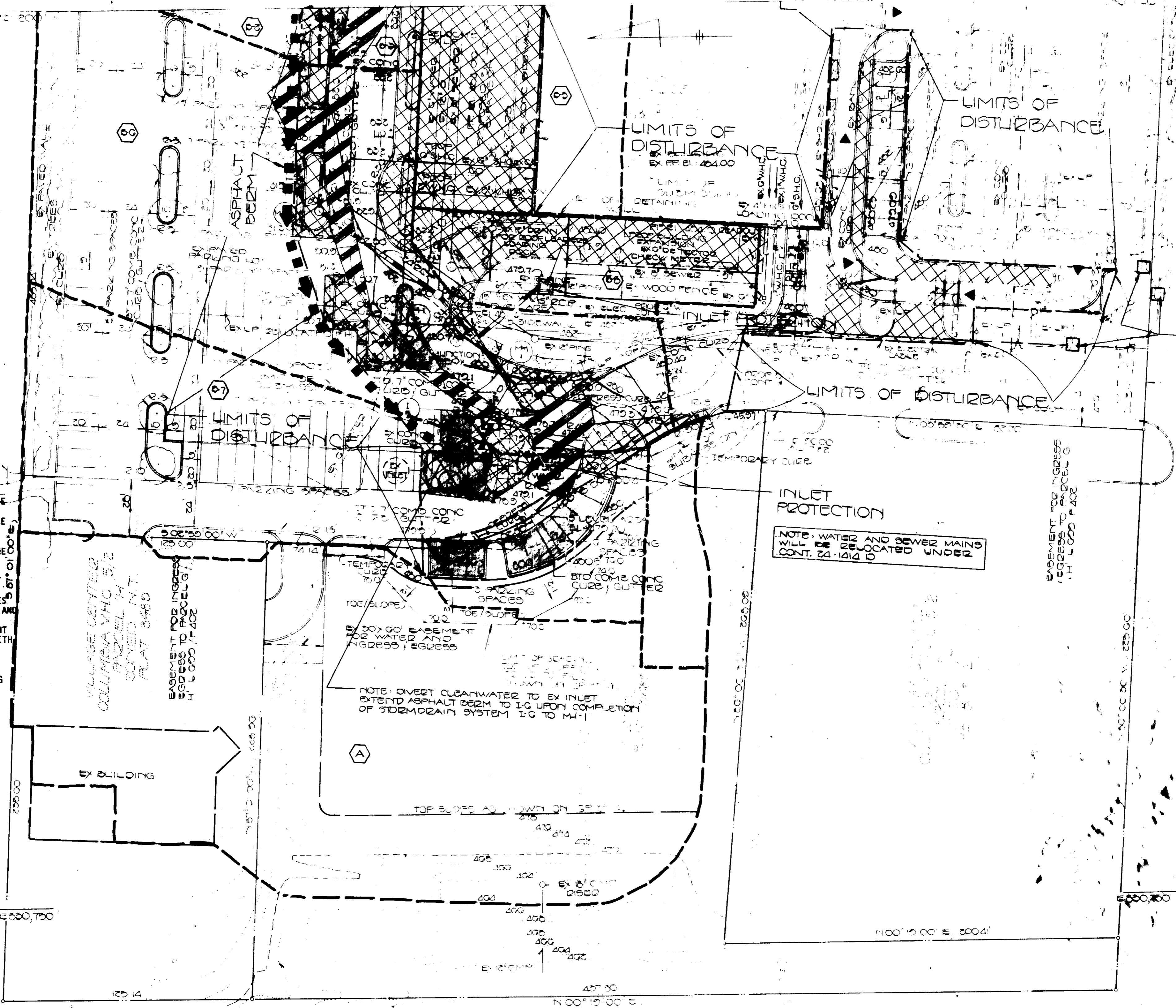
Richard ... 1-13-86
CHIEF BUREAU OF ENGINEERING DATE

APPROVED HOWARD COUNTY HEALTH DEPARTMENT FOR PUBLIC WATER AND SEWERAGE SYSTEMS

John ... 1-17-86
DATE

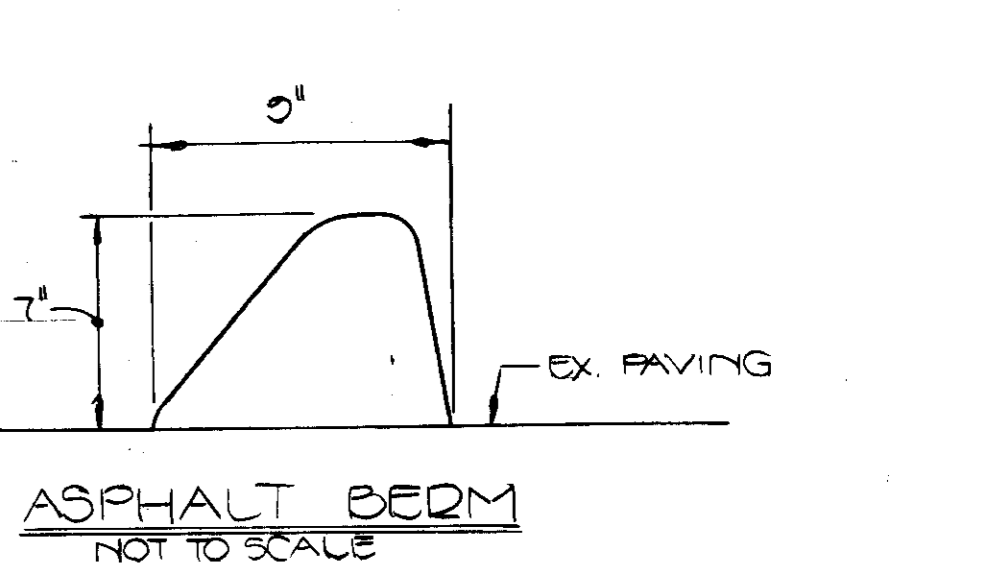
PROPERTY NAME: VILLAGE OF HAZPERS CHOICE
SECTION/AREA: 2500 57-A
BLOCK NO: 2500 57-A
TAX/ZONE: ELEC DIST
CENSUS TR: 2500 57-A
WATER CODE: 1-00
SEWER CODE: 5555100

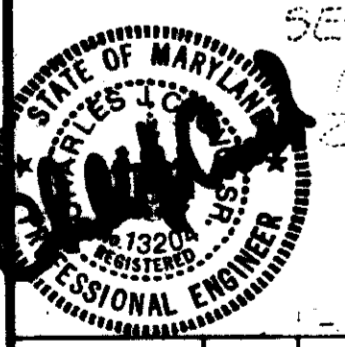
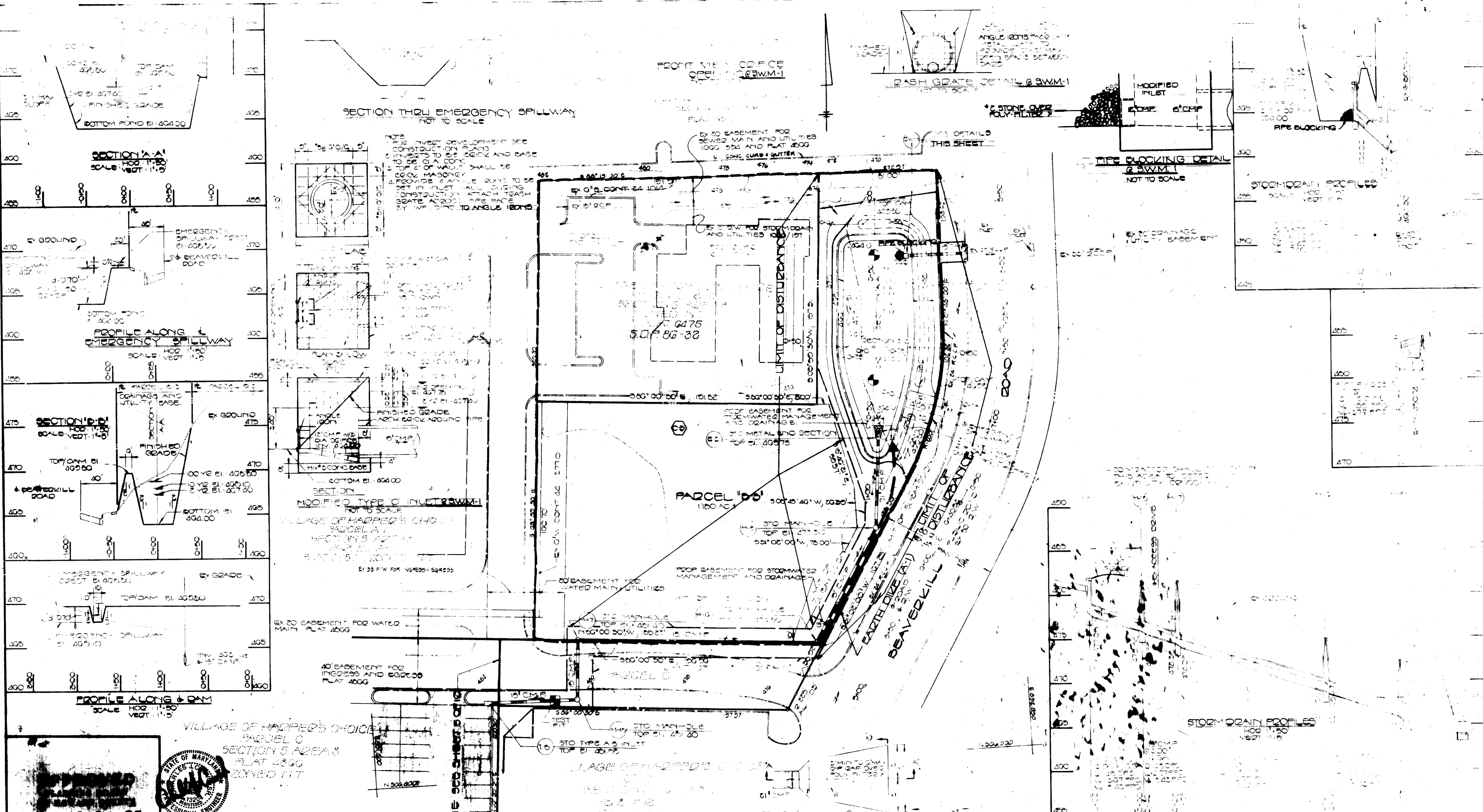
11/20/85	D		11/22/85
10/24/85	C		10/15/85
9/10/85	B		
REV. DATE	REV. NO.	REVISION DESCRIPTION	
<p>COLUMBIA M A R Y L A N D</p> <p>OWNER AND DEVELOPER: HOWARD RESEARCH AND DEVELOPMENT CORPORATION 3275 LITTLE PATUKENT PARKWAY COLUMBIA, MARYLAND 21044</p> <p>PROJECT AREA: VILLAGE OF HAZPERS CHOICE PROJECT TITLE: SEDIMENT CONTROL PLAN</p> <p>Scale: AS SHOWN</p>			



- CONSTRUCTION SPECIFICATIONS:**
1. Area under embankment shall be cleared, grubbed and all types of any vegetation and root mat. The soil area shall be cleared.
 2. The fill material for the embankment shall be free of roots and other woody vegetation and well as oversized stones, rocks, organic material or other objectionable material. The embankment shall be compacted by treading with equipment while it is being constructed.
 3. All cut and fill slopes shall be 2:1 or flatter.
 4. The stone used in the outlet shall be small (larger 4" max) along with a 1" thickness of 2" aggregate placed on the up-grade side on the small riprap 2" embedded filter cloth on the riprap.
 5. Sediment shall be removed and grass restored to its original dimensions when the sediment has accumulated to 1/2 the design depth of the trap.
 6. The structure shall be inspected after each rain and repairs made as needed.
 7. Construction operations shall be carried out in such a manner that erosion and water pollution is minimized.
 8. The structure shall be removed and the area stabilized when the drainage area has been properly stabilized.

STONE OUTLET SEDIMENT TRAP
NOT TO SCALE





DATE	NO.	DESCRIPTION
11-20-85	2	REVISE PER COUNTY COMMENTS DATED 11/20/85

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 18388 COURT AVENUE
 ELLICOTT CITY, MARYLAND 21043
 (301) 461-2855

ENGINEER'S CERTIFICATE
 I HEREBY CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

Charles E. Carter
 11/23/85

DEVELOPER'S CERTIFICATE
 I HEREBY CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN OF DEVELOPMENT AND PLAN FOR EROSION AND SEDIMENT CONTROL AND THAT ALL PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF NATURAL RESOURCES APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENTATION AND EROSION BEGINNING THE PROJECT AND CONTINUING THROUGH THE CONSTRUCTION OF THE PROJECT BY THE HOWARD SOIL CONSERVATION DISTRICT.

John N. Hef
 11/23/85

REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MET ALL REQUIREMENTS

James M. Hahn 1-10-86
 U.S. SOIL CONSERVATION SERVICE

APPROVED FOR EROSION AND SEDIMENT CONTROL BY HOWARD SOIL CONSERVATION DISTRICT

Stephen L. Hahn 1/10/86

APPROVED OFFICE OF PLANNING AND ZONING

James L. Hahn 1-21-86
 PLANNING AND ZONING

APPROVED FOR PLANNING AND ZONING

James M. Hahn 1-21-86
 PLANNING AND ZONING

APPROVED HOWARD COUNTY HEALTH DEPARTMENT FOR PUBLIC WATER AND SEWERAGE SYSTEMS

James M. Hahn 1-17-86

APPROVED DEPARTMENT OF PUBLIC WORKS FOR PUBLIC WATER & SEWER AND STORM DRAINAGE SYSTEMS AND ROADS

George E. Nemy 1-13-86
 DIRECTOR PUBLIC WORKS

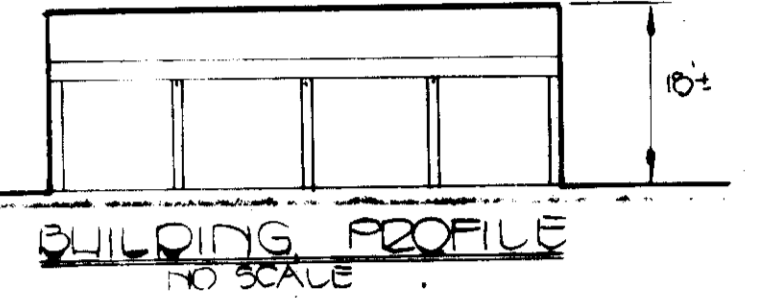
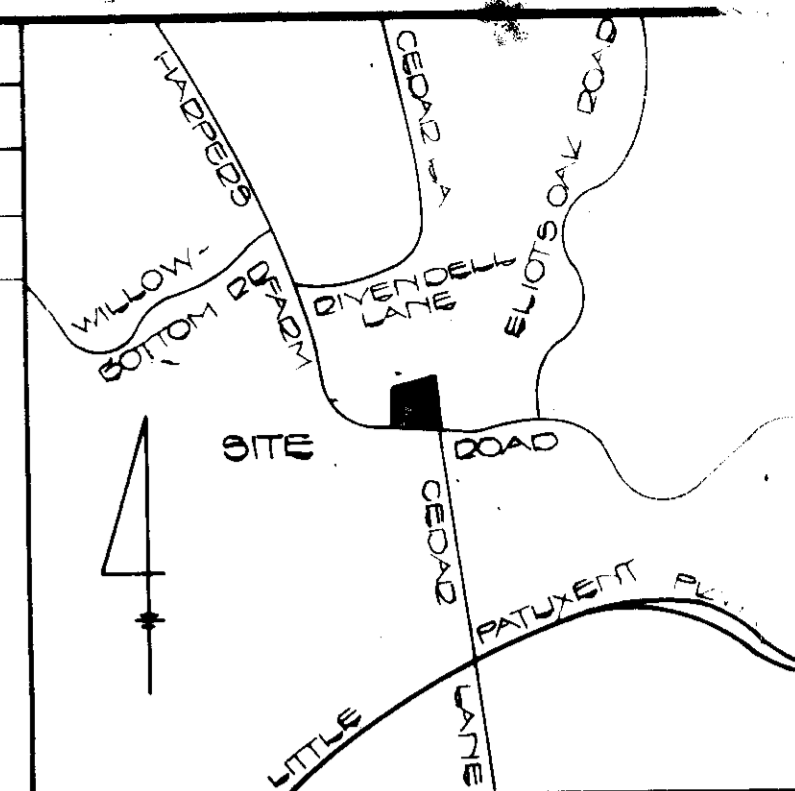
Robert J. Kelly 1-13-86
 CHIEF BUREAU OF ENGINEERING

PROPERTY NAME: VILLAGE OF HADDER'S CHOICE SECTION/AREA: 5/25/84
 BLOCK NO.: 200E TAX/ZONE: ELEC. DIST. 100'S TR. 100'S TR. 100'S TR.
 LOG SEWER: 5500100

10/24/85	2		10/15/85
0-10-85		PER HOLDING COMPANY	
Rev Date	Rev No	Rev Date	Rev No
COLUMBIA			
MARYLAND			
HOWARD RESEARCH AND DEVELOPMENT			
PROJECT AREA	SECTION 5 AREA 8		
PROJECT TITLE	SEDIMENT CONTROL PLAN		
Drawn By	Scale	Date	11-23-85
Checked By		Date	
By		Date	

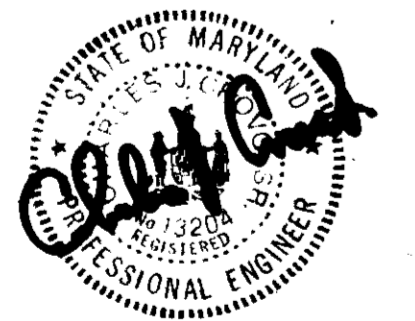
- GENERAL NOTES:
- TOTAL AREA OF SITE: 7.381 AC.
A. PARCEL 'C' - 1.228 AC.
B. PARCEL 'D' - 6.153 AC.
 - PRESENT ZONING: NEW TOWN (N.T.) - EMPLOYMENT CENTER COMMERCIAL
 - PROPERTY IS RECORDED AS:
A. PARCEL 'C' - PLAT NO. 4966
B. PARCEL 'D' - PLAT BOOK 18, FOLIO 12
 - FINAL DEVELOPMENT PLAN CRITERIA:
A. PARCEL 'C' - PLAT 20, FOLIO 13
B. PARCEL 'D' - PLAT 20, FOLIO 13
 - PROPERTY IS SHOWN ON TAX MAP 29
A. PARCEL 'C' - PART OF PARCEL 334
B. PARCEL 'D' - PARCEL 289
 - PARKING DATA:
A. USE OF STRUCTURE: RETAIL STORES, OFFICES AND RESIDENTIAL
B. SCOPE OF WORK: ENLARGE EXISTING BUILDINGS AND CONSTRUCT NEW PARKING AREA.
C. TOTAL AREA OF BUILDING:
1) TOTAL RETAIL FLOOR AREA: 57,900 S.F.
a) EXISTING FLOOR AREA: 41,800 S.F.
b) PROPOSED EXPANSION AND CONVERSION: 16,100 S.F.
2) TOTAL OFFICE FLOOR AREA: 12,900 S.F.
a) EXISTING FLOOR AREA: 17,000 S.F.
b) EXISTING FLOOR AREA LOST TO RETAIL CONVERSION: 4,100 S.F.
3) RESIDENTIAL UNITS: 9 UNITS
D. TOTAL NUMBER OF SPACES REQUIRED (PER FDP CRITERIA): 343 SPACES
1) 5 SPACES/1,000 S.F. NET LEASABLE RETAIL FLOOR AREA:
57,900 S.F. ÷ 1,000 = 57.9 × 5 = 290 SPACES
2) 3 SPACES/1,000 S.F. NET LEASABLE OFFICE FLOOR AREA:
12,900 S.F. ÷ 1,000 = 12.9 × 3 = 39 SPACES
3) 1.5 SPACES/DWELLING UNIT:
9 UNITS × 1.5 = 14 SPACES
4) HANDICAPPED SPACES REQUIRED: 8 SPACES
E. TOTAL NUMBER OF SPACES PROVIDED: 343
1) REGULAR SPACES (9' x 20') = 335
2) HANDICAPPED SPACES (12' x 20') = 8
 - THE CONTRACTOR SHALL NOTIFY THE HOWARD COUNTY CONSTRUCTION INSPECTION/PERMITS DIVISION 24 HOURS PRIOR TO COMMENCEMENT OF WORK AT 992-2455.
 - HANDICAPPED FACILITIES TO BE CONSTRUCTED IN ACCORDANCE WITH THE "DESIGN OF BARRIER FREE FACILITIES" AND THE "MARYLAND BUILDING CODE FOR THE HANDICAPPED AND AGED".
 - ALL PAVING AND STORM DRAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY ROAD CONSTRUCTION CODE AND STANDARD SPECIFICATIONS.
 - EXISTING UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD AND OFFICE INFORMATION. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF EXISTING UTILITIES TO HIS OWN SATISFACTION BEFORE MAKING ANY CONNECTION THERETO OR EXCAVATING IN THE AREA THEREOF.
 - THE CONTRACTOR SHALL NOTIFY MISS UTILITY 559-0100 A MINIMUM OF THREE DAYS PRIOR TO BEGINNING ANY CONSTRUCTION SHOWN HEREON.
 - SEE ARCHITECTURAL DRAWINGS FOR BUILDING DIMENSIONS.

ADDRESS MAP		
PARCEL	STREET	ADDRESS
10	5000 HADPERS ROAD	



STRUCTURE SCHEDULE:					
NO.	TYPE	TOP ELEV.	INV. IN	INV. OUT	REMARKS
I-1	A-10	471.83	--	467.91	SD 4.02
I-2	A-5	482.03	477.55	476.80	SD 4.01
I-3	A-5	482.03	--	478.50	SD 4.01
I-4	A-5	482.83	--	477.89	SD 4.01
I-5	A-10	475.33	474.84	473.85	SD 4.02
I-6	A-5	479.33	--	475.00	SD 4.01
I-7	A-5	484.33	--	480.98	SD 4.01
I-8	A-5	481.83	--	477.68	SD 4.01
I-9	A-5	480.53	--	476.75	SD 4.01
MH-1	STD.	479.70	473.65	473.61	G 5.01
MH-2	STD.	481.70	475.11	474.78	G 5.01
MH-3	STD.	482.00	475.92	475.59	G 5.01
MH-4	STD.	484.60	480.74	480.41	G 5.05
MH-5	STD.	472.30	466.13	465.55	G 5.01
MH-6	STD.	474.80	468.98	468.65	G 5.01
MH-7	STD.	481.40	474.35	474.02	G 5.01
MH-8	STD.	481.40	475.88	475.55	G 5.01
MH-9	STD.	477.45	474.53	474.20	SD 1.12
JUNCTION BOX			474.95		
E-1	STD.	467.25	--	466.00	SD 5.61
E-2	STD.	461.46	--	460.21	SD 5.61
E-3	STD.	465.75	--	464.00	SD 5.61

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE: 10-30-85



FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERS & LAND SURVEYORS
8388 COURT AVENUE
ELLICOTT CITY, MARYLAND 21043
(301) 461-2855

ENGINEER'S CERTIFICATE
I HEREBY CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

Robert J. Fisher
10/30/85
SIGNATURE OF ENGINEER DATE

DEVELOPER'S CERTIFICATE
I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN OF DEVELOPMENT AND PLAN FOR EROSION AND SEDIMENT CONTROL AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF NATURAL RESOURCES 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 OR THEIR AUTHORIZED AGENTS, AS ARE DEEMED NECESSARY.

John H. Nally
12-22-85
SIGNATURE OF DEVELOPER DATE

REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS

James M. Miller 1-10-86
DATE
U.S. SOIL CONSERVATION SERVICE

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

Stephen L. Fisher 12/22/85
DATE
HOWARD SOIL CONSERVATION DISTRICT

APPROVED: OFFICE OF PLANNING AND ZONING

James A. Amin 1-21-86
DATE
PLANNING DIRECTOR

John W. Mueselmann 1-21-86
DATE
CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION

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

John M. Boyd 1-17-86
DATE
HEALTH OFFICER

APPROVED: DEPARTMENT OF PUBLIC WORKS FOR PUBLIC WATER & SEWER AND STORM DRAINAGE SYSTEMS AND ROADS.

Robert J. Fisher 1-15-86
DATE
DIRECTOR, PUBLIC WORKS

Robert J. Fisher 1-15-86
DATE
CHIEF, BUREAU OF ENGINEERING

PROPERTY NAME: VILLAGE OF HADPERS CHOICE SECTION/AREA: 35,000 S.F. 37.50
BLOCK NO: 25 ZONE: TAX/ZONE: ELEC. DIST: G052.01
CENSUS TR. G052.01
WATER CODE: 100 SEWER CODE: 5583100

OWNER AND DEVELOPER:
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044

REV. DATE	REV. NO.	REVISION DESCRIPTION
11/20/85	1	
10/24/85	2	
01/16/86	3	PER HO CO COMMENTS DATED 1/15/86

COLUMBIA MARYLAND

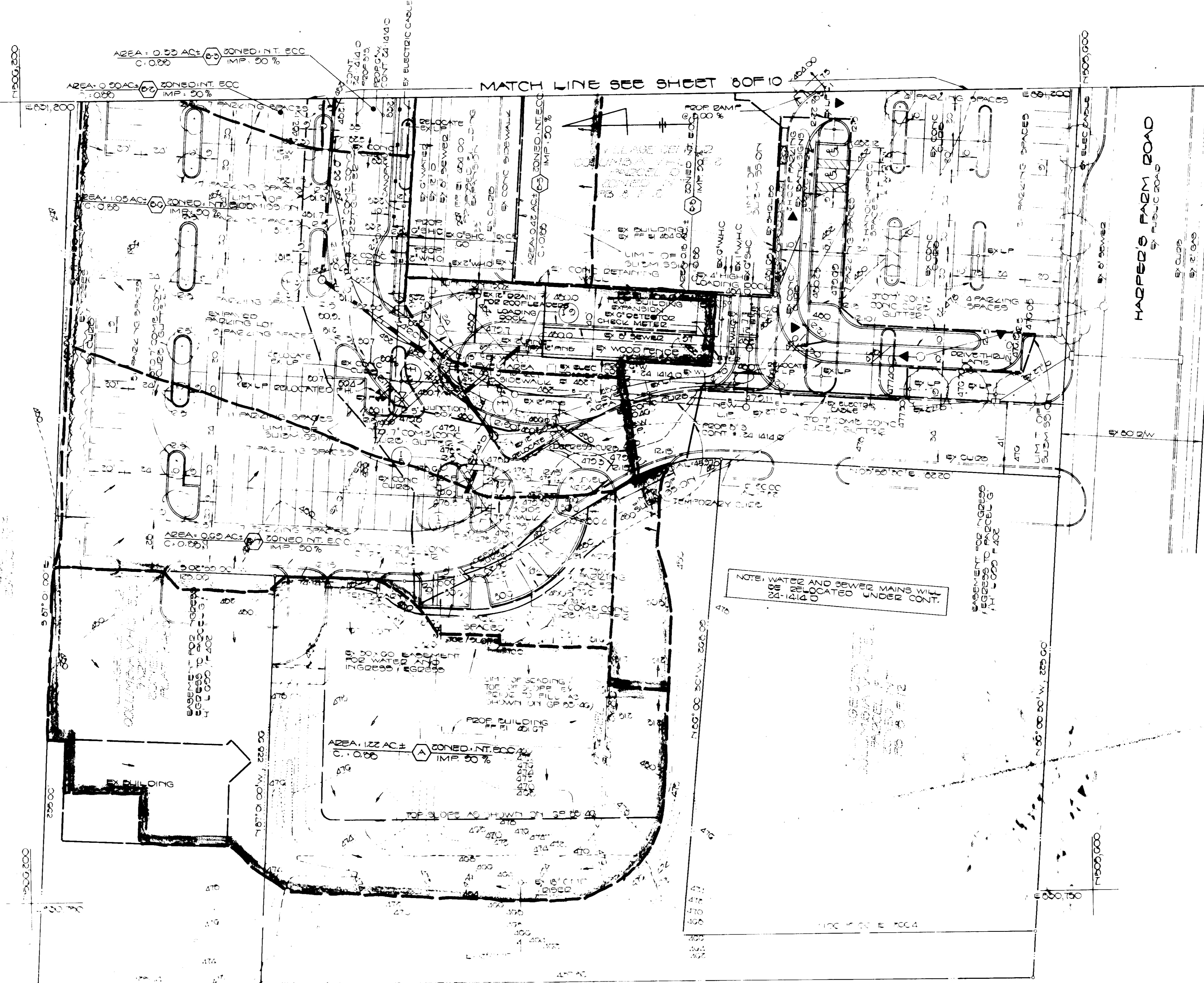
OWNER AND DEVELOPER:
HOWARD RESEARCH AND DEVELOPMENT CORP.

PROJECT AREA: VILLAGE OF HADPERS CHOICE
SECTION: AHEAD 2, LOTS 01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

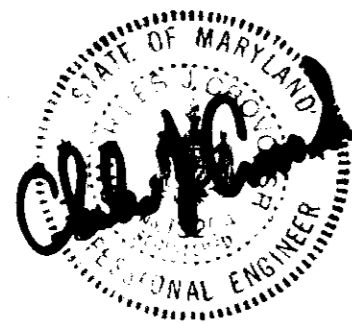
PROJECT TITLE: JOSEPH SQUARE VILLAGE CENTER EXPANSION DRAINAGE AREA MAP

Des. By: D.P. BURTON Scale: AS SHOWN Dwg. No.: 85-01
Drn. By: W.L. PALIC Date: 6/10/85 CCF No.:
C.L. BY: D.P. CARTER Approved

S.P. 86-38c



APPROVED
PLANNING BOARD
OF HOWARD COUNTY
 DATE 10-30-85



PLAN
 SCALE 1"=40'

RAINAGE AREA MAP

OWNER AND DEVELOPER:
 THE HOWARD RESEARCH AND
 DEVELOPMENT CORPORATION
 10275 LITTLE PATUXENT PARKWAY
 COLUMBIA, MARYLAND 21044

11/20/85	3		11/22/85
10/24/85	2		10/15/85
8/10/85	1	PER H.O.C. COMMENTS DATED 8/10/85	
REV. DATE	REV. NO.	REVISION DESCRIPTION	

COLUMBIA
 MARYLAND

OWNER AND DEVELOPER
 HOWARD RESEARCH AND DEVELOPMENT CORP.

PROJECT AREA VILLAGE OF HARPER'S CHOICE
 VILLAGE CENTER
 SEC 5, AREA 2, PAD D/G, LOTS G/H, SEC 5, AREA 9, LOTS 2, 10
 SEC 5, AREA 1, LOT 1, SEC 5, AREA 6, PARCELS 2, 3, 4, 5

PROJECT TITLE
 JOSEPH SQUARE VILLAGE CENTER
 EXPANSION
 DRAINAGE AREA MAP

Des. By: DD BUZTON Scale: AS SHOWN Dwg. No. 80-35-10
 Date: 6/10/85 C.C.F. No.
 Chk. By: DB CARTER Approved

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 838R COURT AVENUE
 ELLICOTT CITY, MARYLAND 21043
 (301)461-2855

ENGINEER'S CERTIFICATE
 I HEREBY CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

Signature: *John H. Fisher* DATE: 10/12/85

DEVELOPER'S CERTIFICATE
 I HEREBY CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN OF DEVELOPMENT AND PLAN FOR EROSION AND SEDIMENT CONTROL AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF NATURAL RESOURCES 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 OR THEIR AUTHORIZED AGENTS, AS ARE DEEMED NECESSARY.

Signature: *John H. Fisher* DATE: 12-22-85

REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND METS TECHNICAL REQUIREMENTS
 Signature: *Kenneth M. Hela* DATE: 1-10-86
 U.S. SOIL CONSERVATION SERVICE

THIS DEVELOPMENT IS APPROVED FOR EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
 Signature: *Stephen L. Fisher* DATE: 1/10/86
 HOWARD SOIL CONSERVATION DISTRICT

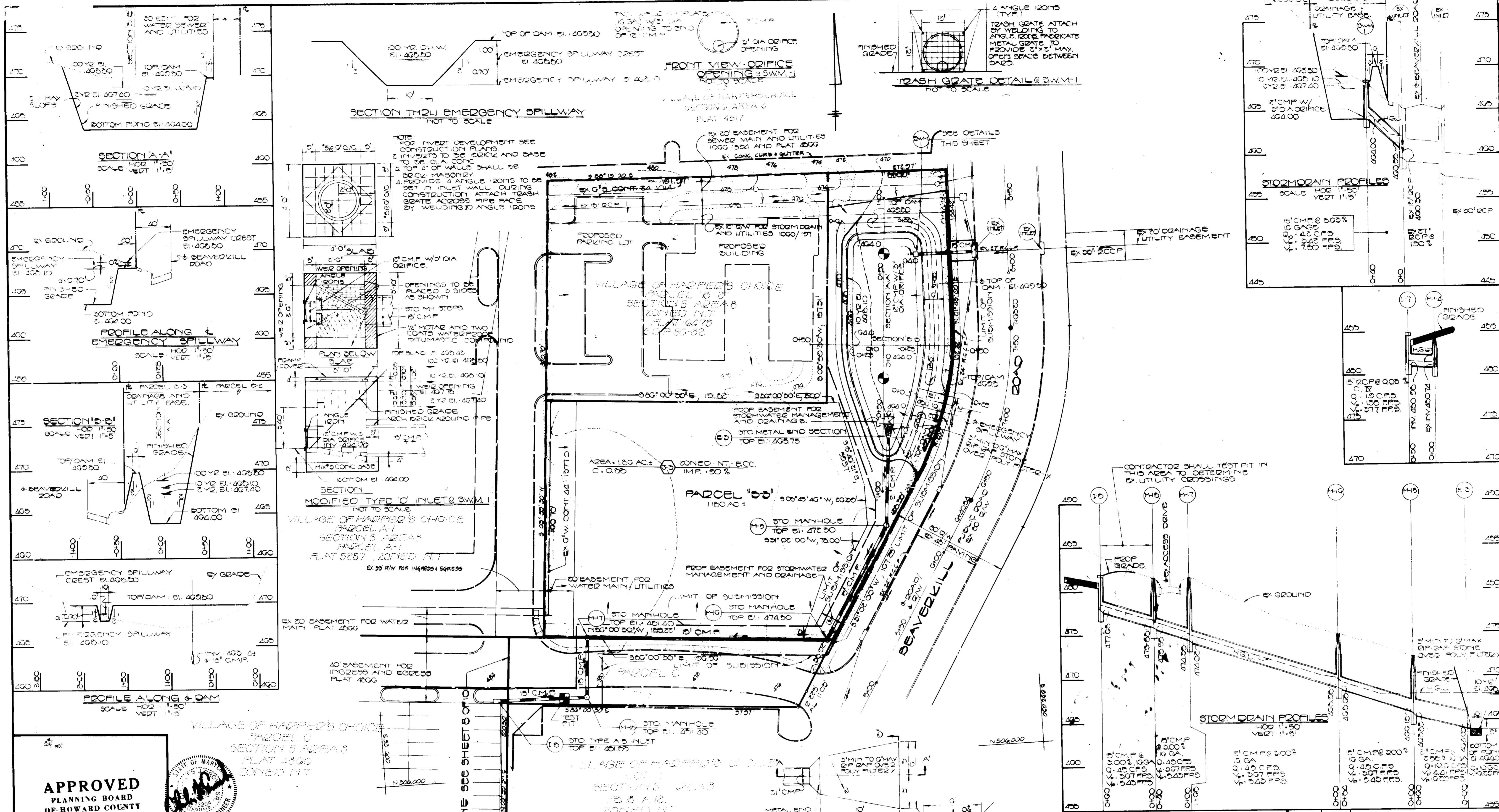
APPROVED OFFICE OF PLANNING AND ZONING
 Signature: *Thomas L. Harris* DATE: 1-21-86
 PLANNING DIRECTOR
 Signature: *William M. Whelan* DATE: 1-21-86
 CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION

APPROVED HOWARD COUNTY HEALTH DEPARTMENT FOR PUBLIC WATER AND SEWERAGE SYSTEMS
 Signature: *William M. Whelan* DATE: 1-21-86
 HEALTH DEPARTMENT

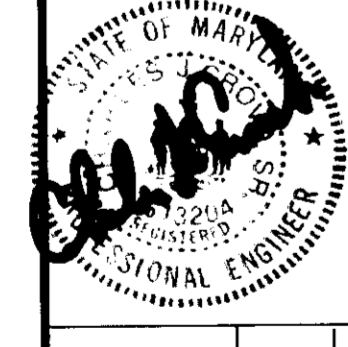
APPROVED DEPARTMENT OF PUBLIC WORKS FOR PUBLIC WATER & SEWER AND STORM DRAINAGE SYSTEMS AND ROADS.
 Signature: *Dean F. Nemy* DATE: 1-21-86
 DIRECTOR, PUBLIC WORKS

Signature: *William M. Whelan* DATE: 1-21-86
 CHIEF, BUREAU OF ENGINEERING

PROPERTY NAME: VILLAGE OF HARPER'S CHOICE
 SECTION/AREA: 5/2, 5/6, 5/7, 5/8, 5/9, 5/10
 LOTS: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10
 PAD: D, G
 SEC: 5, AREA: 9
 TAX/ZONE: 20
 ELEC. DIST: 20
 CENSUS TR. CODE: 20
 WATER CODE: 1-00
 SEWER CODE: 5585-100



APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE 10-30-85



DATE	NO.	DESCRIPTION
11-20-85	3	REVISE PER COUNTY COMMENTS DATED 11/22/85

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERS & LAND SURVEYORS
8388 COURT AVENUE
ELLCOTT CITY, MARYLAND 21043
(301) 461-2855

ENGINEER'S CERTIFICATE
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[Signature]
12/19/85

DEVELOPER'S CERTIFICATE
"I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN OF DEVELOPMENT AND PLAN FOR EROSION AND SEDIMENT CONTROL AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF NATURAL RESOURCES APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ONSITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT OR THEIR AUTHORIZED AGENTS, AS ARE DEEMED NECESSARY."

[Signature]
12-23-85

REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS

[Signature] 1-10-86
DATE

U.S. SOIL CONSERVATION SERVICE

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

APPROVED:

[Signature] 1/10/86
DATE

HOWARD SOIL CONSERVATION DISTRICT

APPROVED: OFFICE OF PLANNING AND ZONING

[Signature] 1-21-86
DATE

PLANNING DIRECTOR

[Signature] 1-21-86
DATE

CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION

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

[Signature] 1/10/86
DATE

HEALTH OFFICER

APPROVED: DEPARTMENT OF PUBLIC WORKS FOR PUBLIC WATER & SEWER AND STORM DRAINAGE SYSTEMS AND ROADS.

[Signature] 1-17-86
DATE

DIRECTOR PUBLIC WORKS

[Signature] 1-13-86
DATE

CHIEF, BUREAU OF ENGINEERING

PROPERTY NAME: VILLAGE OF HADPERS CHOICE
SECTION/AREA: 5/2,5/G,5/B
LOT: 11,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,18,19,20,21,22,23,24,25,26,27,28,29,30,31,32,33,34,35,36,37,38,39,40,41,42,43,44,45,46,47,48,49,50,51,52,53,54,55,56,57,58,59,60,61,62,63,64,65,66,67,68,69,70,71,72,73,74,75,76,77,78,79,80,81,82,83,84,85,86,87,88,89,90,91,92,93,94,95,96,97,98,99,100

Des. By: B.D. BUXTON Scale: AS SHOWN Div. No. 10 OF 10
Drn. By: W.L. PRZANIC Date: 6/10/85 C.C.F. No.
Ch. By: J.D. GARDNER Approved

WATER CODE: 1-00 SEWER CODE: 5005100

Rev. Date	Rev. No.	Revision Description
10/15/85	2	11-11-85
10-10-85	1	PER HO. CO. COMMENTS DATED 9/10/85

COLUMBIA
MARYLAND

OWNER AND DEVELOPER:
HOWARD RESEARCH AND DEVELOPMENT CORP.

PROJECT AREA: VILLAGE OF HADPERS CHOICE VILLAGE CENTER
SEC. 5, AREA 8 - PAR. D/G LOTS 6,7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

PROJECT TITLE: JOSEPH BOLIAZE VILLAGE CENTER EXPANSION DRAINAGE AREA MAP