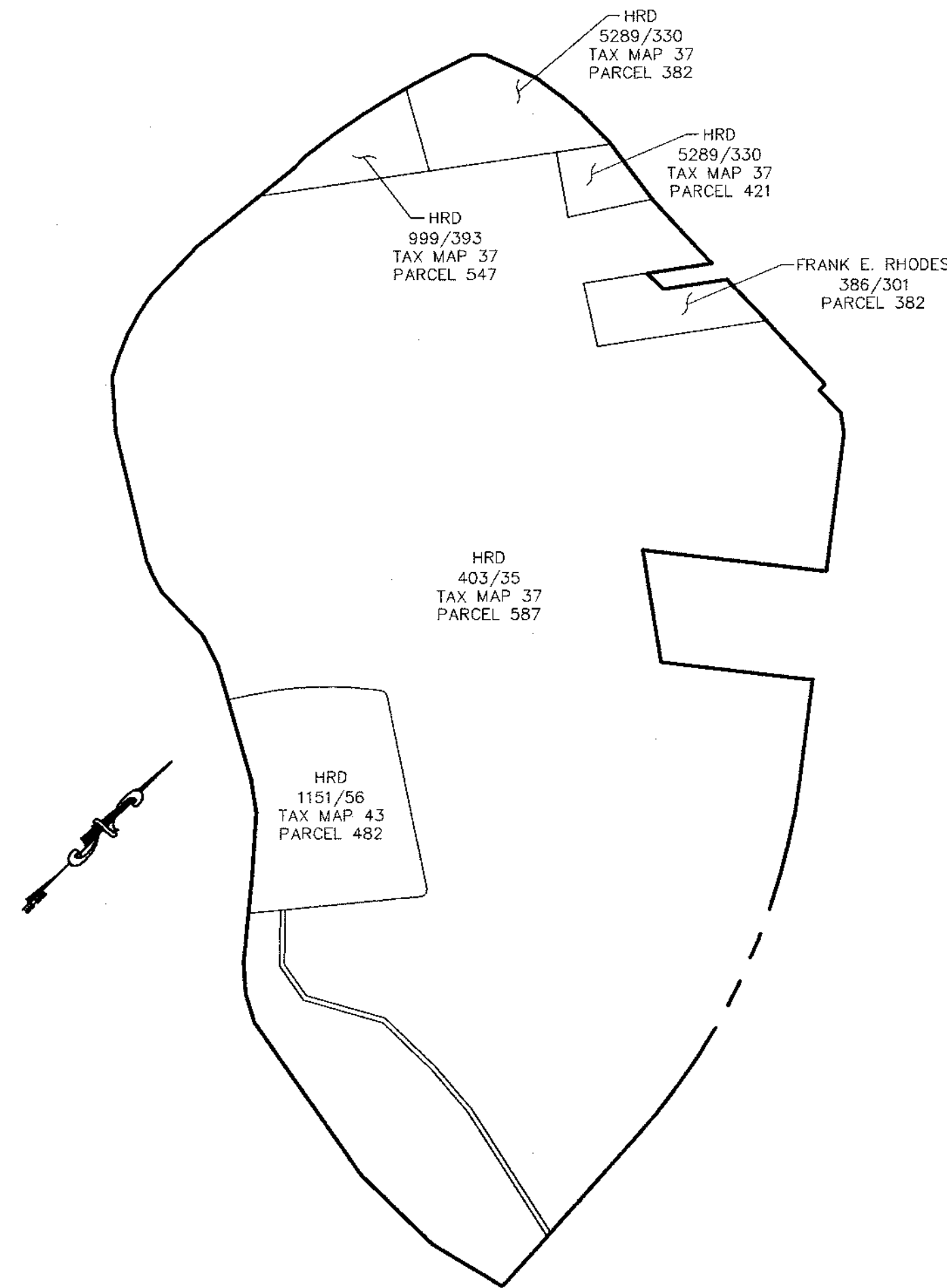


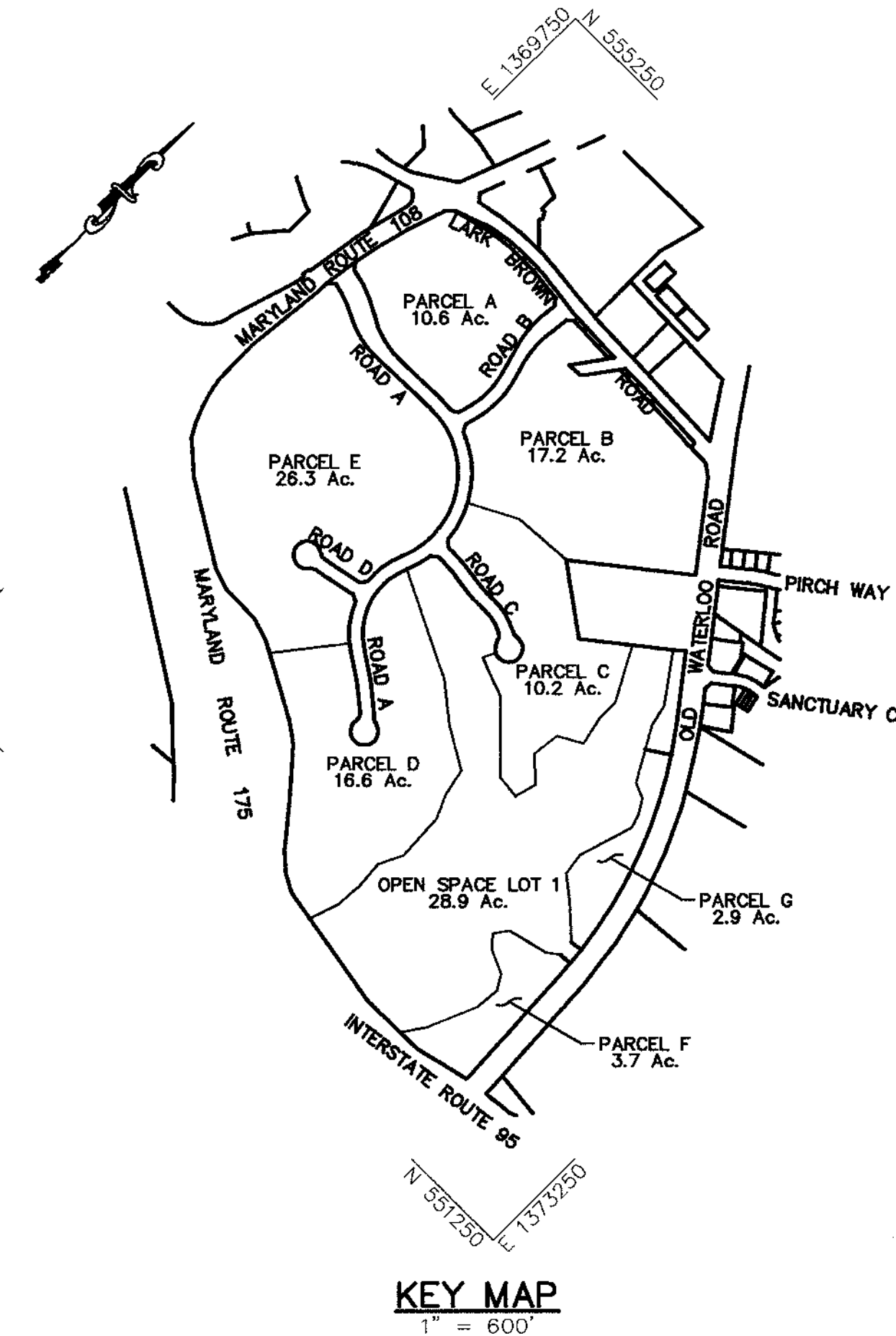
SHEET INDEX	
NO	DESCRIPTION
1	COMPREHENSIVE SKETCH PLAN/SUBDIVISION SKETCH PLAN
2	COMPREHENSIVE SKETCH PLAN/SUBDIVISION SKETCH PLAN
3	COMPREHENSIVE SKETCH PLAN/SUBDIVISION SKETCH PLAN
4	GRADING PLAN
5	GRADING PLAN

**GENERAL NOTES**

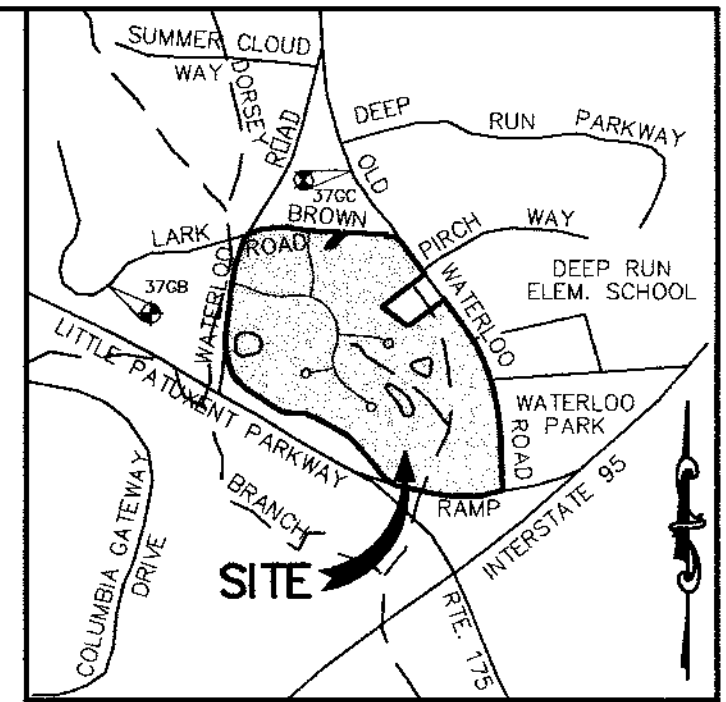
- ZONING: NT
- PROPOSED LAND USE: EMPLOYMENT CENTER /COMMERCIAL (PARCELS A-E), APARTMENT USE (PARCELS F&G)
- |                          |           |
|--------------------------|-----------|
| PARCEL A                 | 10.4 Ac.  |
| PARCEL B                 | 16.8 Ac.  |
| PARCEL C                 | 10.2 Ac.  |
| PARCEL D                 | 16.6 Ac.  |
| PARCEL E                 | 28.3 Ac.  |
| PARCEL F                 | 3.7 Ac.   |
| PARCEL G                 | 2.9 Ac.   |
| OPEN SPACE LOT 1         | 28.9 Ac.  |
| PUBLIC ROAD RIGHT OF WAY | 7.0 Ac.   |
| TOTAL                    | 122.8 Ac. |
- TOTAL NUMBER OF LOTS & PARCELS: 8
- SOILS MAP NO.: 30
- STREAMS AND WETLANDS ARE BASED ON FIELD OBSERVATIONS BY DMW AND CONFIRMED BY ON-SITE MEETING WITH US ARMY CORP. OF ENGINEERS ON DEC. 13, 2002.
- EXISTING FEATURES SHOWN HEREON ARE AT 5' INTERVALS FROM HOWARD COUNTY 200 SCALE AERIAL TOPOGRAPHY, DATED 1993
- MINIMUM BUILDING SETBACK RESTRICTIONS FROM THE PROPERTY LINES & RIGHT-OF-WAY OF ANY PUBLIC ROAD WILL BE IN ACCORDANCE WITH THE FINAL DEVELOPMENT PLAN CRITERIA PHASE. FDP-240.
- PUBLIC WATER AND PUBLIC SEWER WILL BE UTILIZED. CONT 320-W, AND 20-1264-D.
- SEDIMENT & EROSION CONTROL MEASURES TO BE DETERMINED WITH THE SUBMISSION OF FINAL CONSTRUCTION PLANS.
- FLOOD PLAIN SHOWN HEREON IS FROM THE DORSEY RUN FLOOD PLAIN STUDY DEVELOPED BY HO. CO. DPW.
- THE STORMWATER MANAGEMENT SYSTEMS SHOWN ON THIS PLAN ARE AN APPROXIMATION OF THEIR SIZE, SHAPE, AND LOCATION. IT IS UNDERSTOOD THAT THIS SYSTEM HAS NOT BEEN DESIGNED AND THE ACTUAL DESIGN MAY CHANGE, ALTERING THE DEVELOPMENT POTENTIAL OF THE PARCELS.
- EXISTING ON-SITE STRUCTURES ARE TO BE REMOVED.
- THIS PROJECT IS EXEMPT FROM FOREST CONSERVATION BECAUSE THE PROPERTY IS ZONED NT.
- THERE ARE NO STEEP SLOPES GREATER THAN 25% THAT ARE CONTIGUOUS FOR 10 VERTICAL FEET IN ELEVATION.
- RELATED DPZ FILES: FDP-240, PB 360
- THIS PLAN IS SUBJECT TO THE FIFTH EDITION OF THE SUBDIVISION REGULATIONS AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL 50-2001.
- STREAM BUFFERS WITHIN THE COMMERCIAL USE LAND ARE SHOWN AS 50'
- ADEQUATE ACCESS TO THE SWMF'S WILL BE ADDRESSED AT FINAL PLAN/SITE PLAN STAGE.
- NO GRADING INTO STREAM BUFFERS WILL BE ALLOWED WITHOUT A COUNTY WAIVER. DETAILED GRADING OF ROADS TO BE PROVIDED AT PRELIMINARY PLAN SUBMITTAL.
- THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- DEVELOPER IS REQUIRED TO WIDEN EXISTING ROAD FRONTAGES TO ONE HALF OF THE FULL DESIGNATED PAVEMENT WIDTH. DEVELOPER WILL ALSO PROVIDE CURB AND GUTTER, SIDEWALK, STREET TREES AND STREET LIGHTS AS REQUIRED.
- SIDEWALK IS TO BE PROVIDED ALONG ROUTE 108, LARK BROWN ROAD, AND OLD WATERLOO ROAD AND SHALL CONNECT WITH SIDEWALK PROPOSED UNDER HOWARD COUNTY CAPITAL PROJECT K-0536.
- ALL ROAD IMPROVEMENTS REQUIRED IN THE APPROVED APFO STUDY WILL BE DESIGNED AND SHOWN ON THE PRELIMINARY/FINAL PLANS. THIS SHALL INCLUDE A LEFT TURN AND DECELERATION LANE ALONG LARK BROWN ROAD AT THE INTERSECTION WITH ROAD B.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NO'S 37GB AND 37GC WERE USED FOR THE PROJECT.
- The Decision and Order for PB-360 was signed by the Planning Board on April 14, 2004. Approval is subject to the following conditions:
  - The "Apartment" land use area may only be used for single family attached units.
  - "Gas Station" shall be removed from the text criteria for FDP Phase 240, for the list of permitted uses for the Employment Center Commercial land use areas.



**RESUBDIVISION PLAN OF HRD LAND HOLDINGS, INC.**  
1" = 400'



**KEY MAP**  
1" = 600'




**VICINITY MAP**  
SCALE: 1" = 2000'

**BENCHMARKS**  
CONTROL STATION 37GB  
ELEVATION 325.937  
N 553,452.821  
E 1,368,503.167  
  
CONTROL STATION 37GC  
ELEVATION 331.855  
N 555,250.791  
E 1,370,946.348

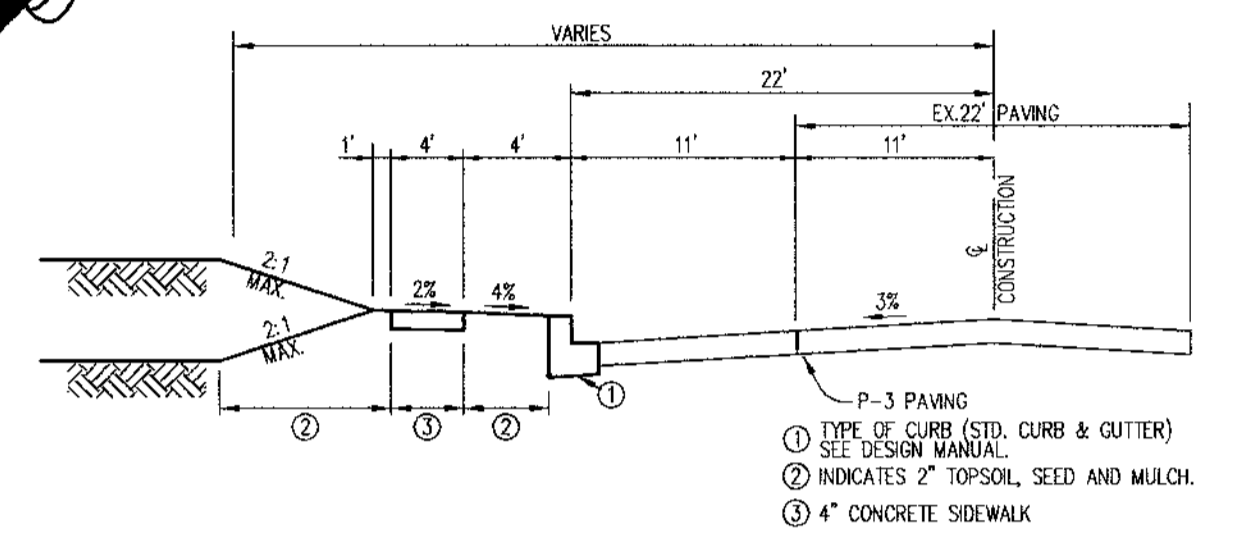
March 17, 2004

*Handwritten signature and date*

DATE	NO.	REVISION
OWNER / DEVELOPER HRD LAND HOLDINGS, INC. HOWARD RESEARCH AND DEVELOPMENT CORPORATION THE ROUSE BUILDING 10275 LITTLE PATUXENT PARKWAY COLUMBIA, MARYLAND 21044 410-992-6000		
PROJECT <b>BENSON EAST</b>		
AREA TAX MAP 37 & 43 ZONED - NEWTOWN PARCELS 482, 587, 382, 421, 547 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND		
TITLE <b>COMPREHENSIVE SKETCH PLAN SUBDIVISION SKETCH PLAN</b>		
<b>Patton Harris Rust &amp; Associates, pc</b> Engineers, Surveyors, Planners, Landscape Architects. 8818 Centre Park Drive Columbia, MD 21045 T 410.997.8900 F 410.997.9282		
4-16-04 DATE 		
DESIGNED BY : C.J.R.		
DRAWN BY : DAM		
PROJECT NO : 11621 C-SKETCH1.DWG		
DATE : APRIL 16, 2004		
SCALE : AS SHOWN		
DRAWING NO. 1 OF 5		

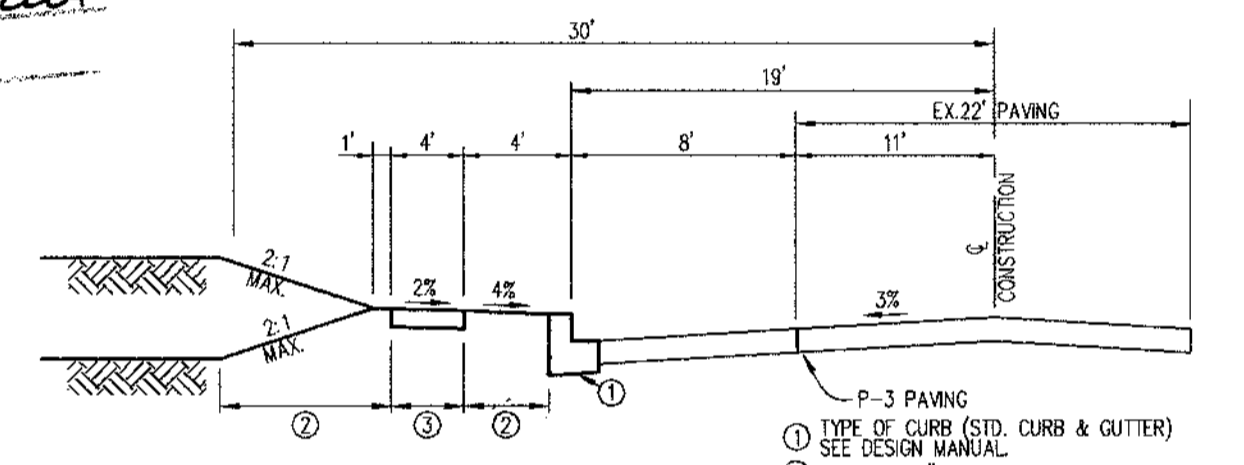
AREA	DRAINAGE AREA (AC.)	Rev Ac.Ft./Ac.	WQv Ac.Ft.	Cpv Ac.Ft.
SWMF #1	39.1	.52/6.5	2.64	4.14
SWMF #2	10.0	.137/1.71	.67	1.06
SWMF #3	20.8	.324/4.06	1.4	2.2
SWMF #4	14.55	.194/2.43	.99	1.54
PARCEL F (#5)	3.67	.03/.38	.24	.37
PARCEL G (#6)	2.93	.025/.32	.19	.29
DRAINAGE AREA #3 (PART OF PARCEL D)	1.3	.001/0	.01	N/A

NOTE: SWMF #1 WILL BE A WET POND AND SWMF #2 & #3 WILL BE MICRO POOL EXTENDED DETENTION PONDS. SWMF #4 WILL BE A MICROPOOL EXTENDED DETENTION POND AND PARCELS F & G WILL BE ADDRESSED VIA BIORETENTION FACILITIES AND UNDERGROUND STORAGE. OPEN SPACE LOT 1 REV AND WQV IS NOT REQUIRED AT THIS TIME BECAUSE NO DISTURBANCE IS PROPOSED.



DECEL/ACCEL LANE-LARK BROWN RD.

NOTE: STREET TREES AND LIGHTS TO BE PROVIDED PER COUNTY REQUIREMENTS.

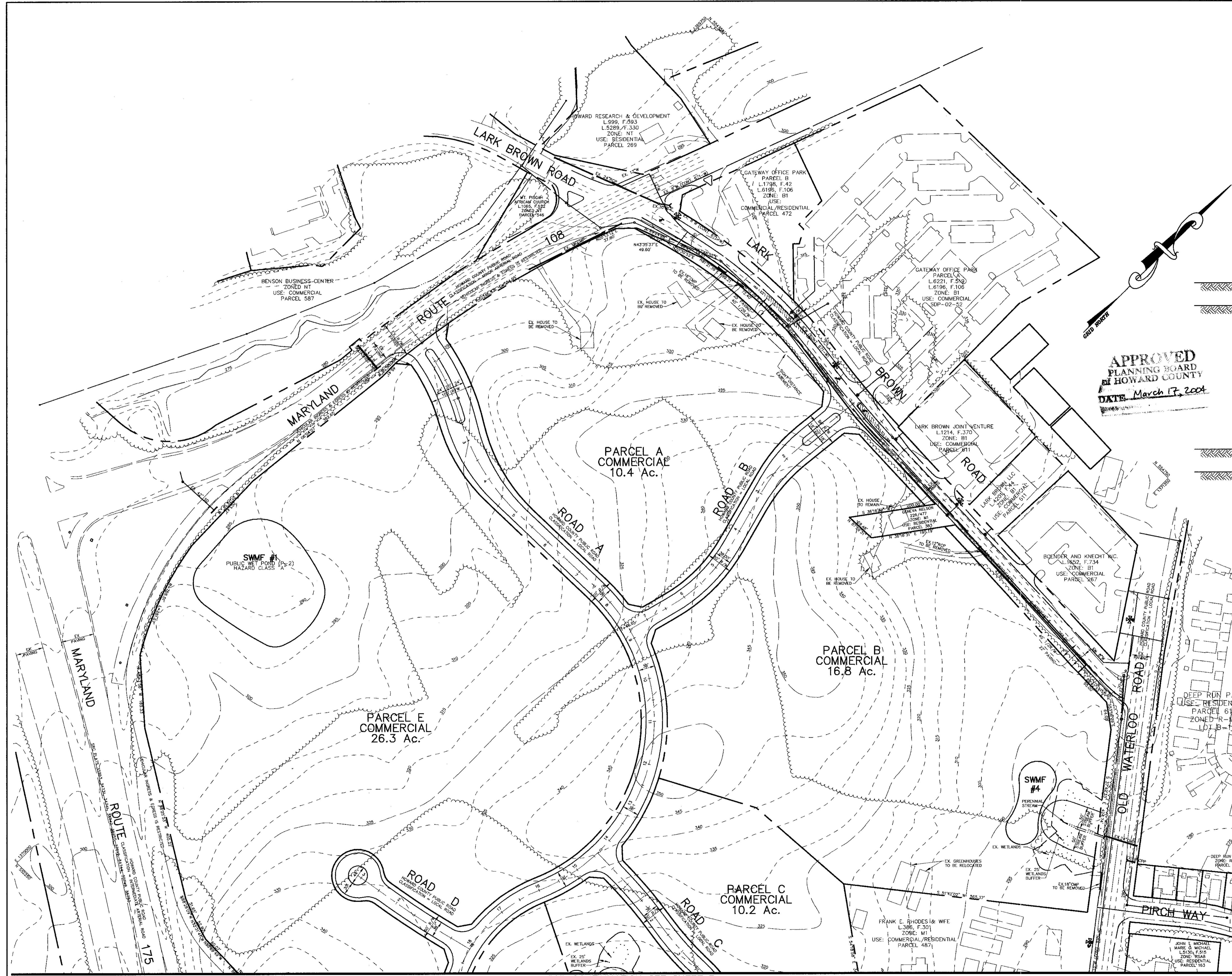


TYPICAL SECTION-LARK BROWN RD.

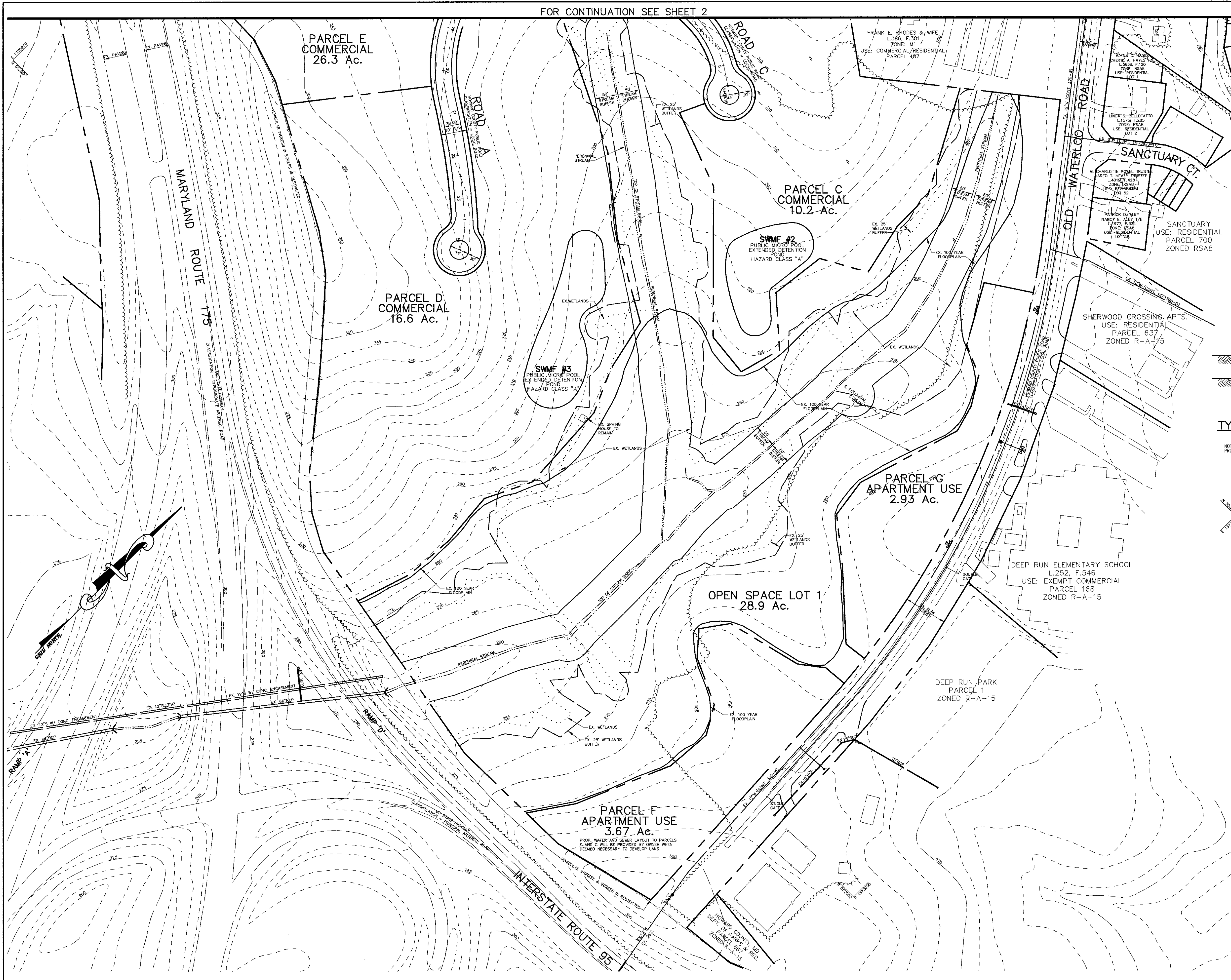
NOTE: STREET TREES AND LIGHTS TO BE PROVIDED PER COUNTY REQUIREMENTS.

TENTATIVE APPROVED  
DEED OF PLANNING AND  
ZONING  
HOWARD COUNTY  
DATE: March 17, 2004

DATE	NO.	REVISION
OWNER / DEVELOPER HRD LAND HOLDINGS, INC. HOWARD RESEARCH AND DEVELOPMENT CORPORATION THE ROUSE BUILDING 10275 LITTLE PATUXENT PARKWAY COLUMBIA, MARYLAND 21044 410-992-6000		
PROJECT <b>BENSON EAST</b>		
AREA TAX MAP 37 & 43 ZONED - NEWTOWN PARCELS 482, 587, 382, 421, 547 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND		
TITLE <b>COMPREHENSIVE SKETCH PLAN SUBDIVISION SKETCH PLAN</b>		
Patton Harris Rust & Associates, pc Engineers, Surveyors, Planners, Landscape Architects. 8818 Centre Park Drive Columbia, MD 21045 T 410.997.8900 F 410.997.9282		
4-16-04 DATE DESIGNED BY: C.J.R. DRAWN BY: DAM PROJECT NO.: 11621 C-SKETCH2.DWG DATE: APRIL 16, 2004 SCALE: 1" = 100' DRAWING NO.: 2 OF 5		

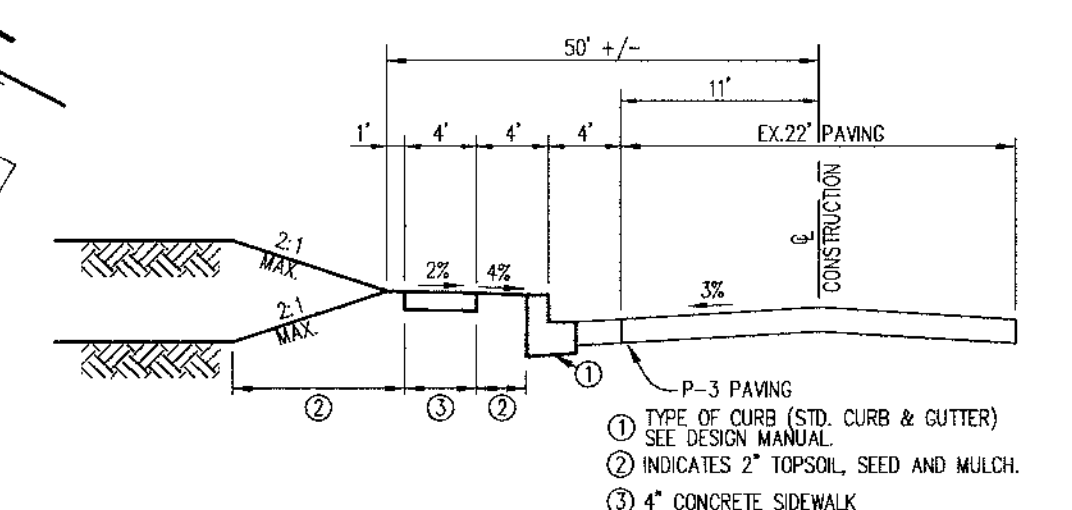


FOR CONTINUATION SEE SHEET 3



AREA	DRAINAGE AREA (AC.)	Rev Ac.Ft./Ac.	WQv Ac.Ft.	Cpv Ac.Ft.
SWMF #1	39.1	.52/6.5	2.64	4.14
SWMF #2	10.0	1.37/1.71	.67	1.06
SWMF #3	20.8	324/4.06	1.4	2.2
SWMF #4	14.55	194/2.43	.99	1.54
PARCEL F (#5)	3.67	.05/.38	.24	.37
PARCEL G (#6)	2.93	.025/.32	.19	.29
DRAINAGE AREA #3 (PART OF PARCEL D)	1.3	.001/0	.01	N/A

NOTE: SWMF #1 WILL BE A WET POND AND SWMF #2 & #3 WILL BE MICRO POOL EXTENDED DETENTION PONDS. SWMF #4 WILL BE A MICROPOOL EXTENDED DETENTION POND AND PARCELS F & G WILL BE ADDRESSED VIA BIOTRETION FACILITIES AND UNDERGROUND STORAGE. OPEN SPACE LOT 1 REV AND WQV IS NOT REQUIRED AT THIS TIME BECAUSE NO DISTURBANCE IS PROPOSED.



TYPICAL SECTION—OLD WATERLOO RD. NO SCALE

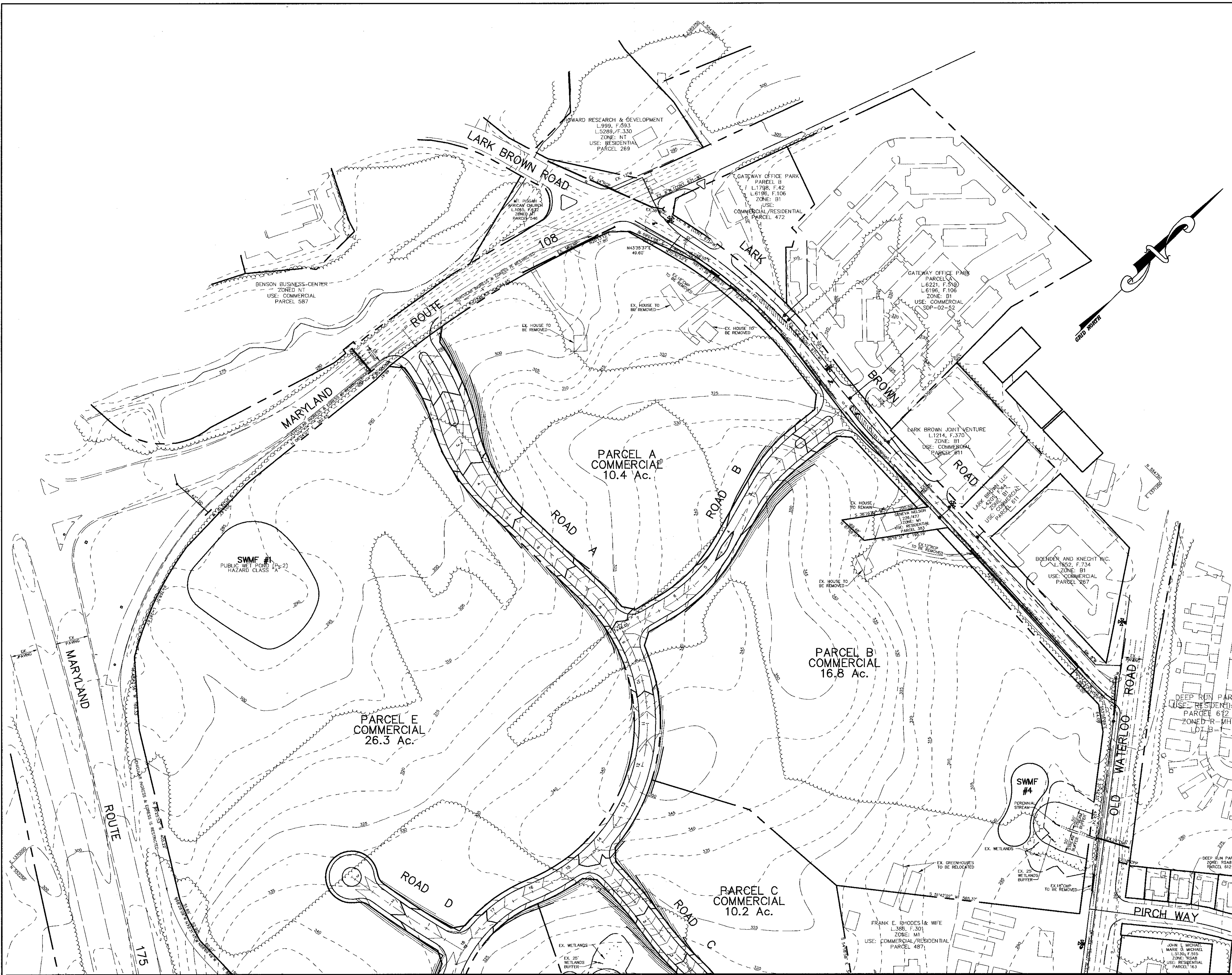
NOTE: STREET TREES AND LIGHTS TO BE PROVIDED PER COUNTY REQUIREMENTS.

**APPROVED**  
 PLANNING BOARD  
 OF HOWARD COUNTY  
 DATE: March 17, 2004

PROVINCIALY APPROVED  
 DEPT. OF PLANNING AND  
 ZONING OF  
 HOWARD COUNTY  
 DATE: 4/16/04

DATE	NO.	REVISION
OWNER / DEVELOPER HRD LAND HOLDINGS, INC. HOWARD RESEARCH AND DEVELOPMENT CORPORATION THE ROUSE BUILDING 10275 LITTLE PATUXENT PARKWAY COLUMBIA, MARYLAND 21044 410-992-6000		
PROJECT <b>BENSON EAST</b>		
AREA TAX MAP 37 & 43 ZONED - NEWTOWN PARCELS 482, 587, 382, 421, 547 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND		
TITLE <b>COMPREHENSIVE SKETCH PLAN SUBDIVISION SKETCH PLAN</b>		
Patton Harris Rust & Associates, pc Engineers, Surveyors, Planners, Landscape Architects. 8818 Centre Park Drive Columbia, MD 21045 T 410.997.8900 F 410.997.9282		
PHRA 4-16-04 DATE		
DESIGNED BY: C.J.R.		
DRAWN BY: DAM		
PROJECT NO.: 11621 C-SKETCH3.DWG		
DATE: APRIL 16, 2004		
SCALE: 1" = 100'		
DRAWING NO.: 3 OF 5		
CHRISTOPHER J. REID #19949		





APPROVED  
PLANNING BOARD  
of HOWARD COUNTY  
DATE: March 17, 2004

PREPARED BY  
HOWARD COUNTY  
DATE: 3/16/04

DATE	NO.	REVISION
OWNER / DEVELOPER HRD LAND HOLDINGS, INC. HOWARD RESEARCH AND DEVELOPMENT CORPORATION THE ROUSE BUILDING 10275 LITTLE PATUXENT PARKWAY COLUMBIA, MARYLAND 21044 410-992-6000		
PROJECT <b>BENSON EAST</b>		
AREA TAX MAP 37 & 43 ZONED - NEWTOWN PARCELS 482, 587, 382, 421, 547 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND		
TITLE <b>GRADING PLAN</b>		
<b>Patton Harris Rust &amp; Associates, pc</b> ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS. 8818 Centre Park Drive Columbia, MD 21045 T 410.997.8900 F 410.997.9282		
4-16-04 DATE		
DESIGNED BY: C.J.R.		
DRAWN BY: DAM		
PROJECT NO.: 11621 C-SKETCH4.DWG		
DATE: APRIL 16, 2004		
SCALE: 1" = 100'		
DRAWING NO.: 4 OF 5		


FOR CONTINUATION SEE SHEET 5

S-03-05



DATE *March 17, 2004*

DATE *4/16/04*

DATE	NO.	REVISION
OWNER / DEVELOPER HRD LAND HOLDINGS, INC. HOWARD RESEARCH AND DEVELOPMENT CORPORATION THE ROUSE BUILDING 10275 LITTLE PATUXENT PARKWAY COLUMBIA, MARYLAND 21044 410-992-6000		
PROJECT <b>BENSON EAST</b>		
AREA TAX MAP 37 & 43 ZONED - NEWTOWN PARCELS 482, 587, 382, 421, 547 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND		
TITLE <b>GRADING PLAN</b>		
<b>Patton Harris Rust &amp; Associates, pc</b> Engineers, Surveyors, Planners, Landscape Architects. 8818 Centre Park Drive Columbia, MD 21045 T 410.997.8900 F 410.997.9282		
DATE <i>4-16-04</i> 		
DESIGNED BY : C.J.R.		
DRAWN BY : DAM		
PROJECT NO. : 11621 C-SKETCH5.DWG		
DATE : APRIL 16, 2004		
SCALE : 1" = 100'		
DRAWING NO. 5 OF 5		

CHRISTOPHER J. REID #19949