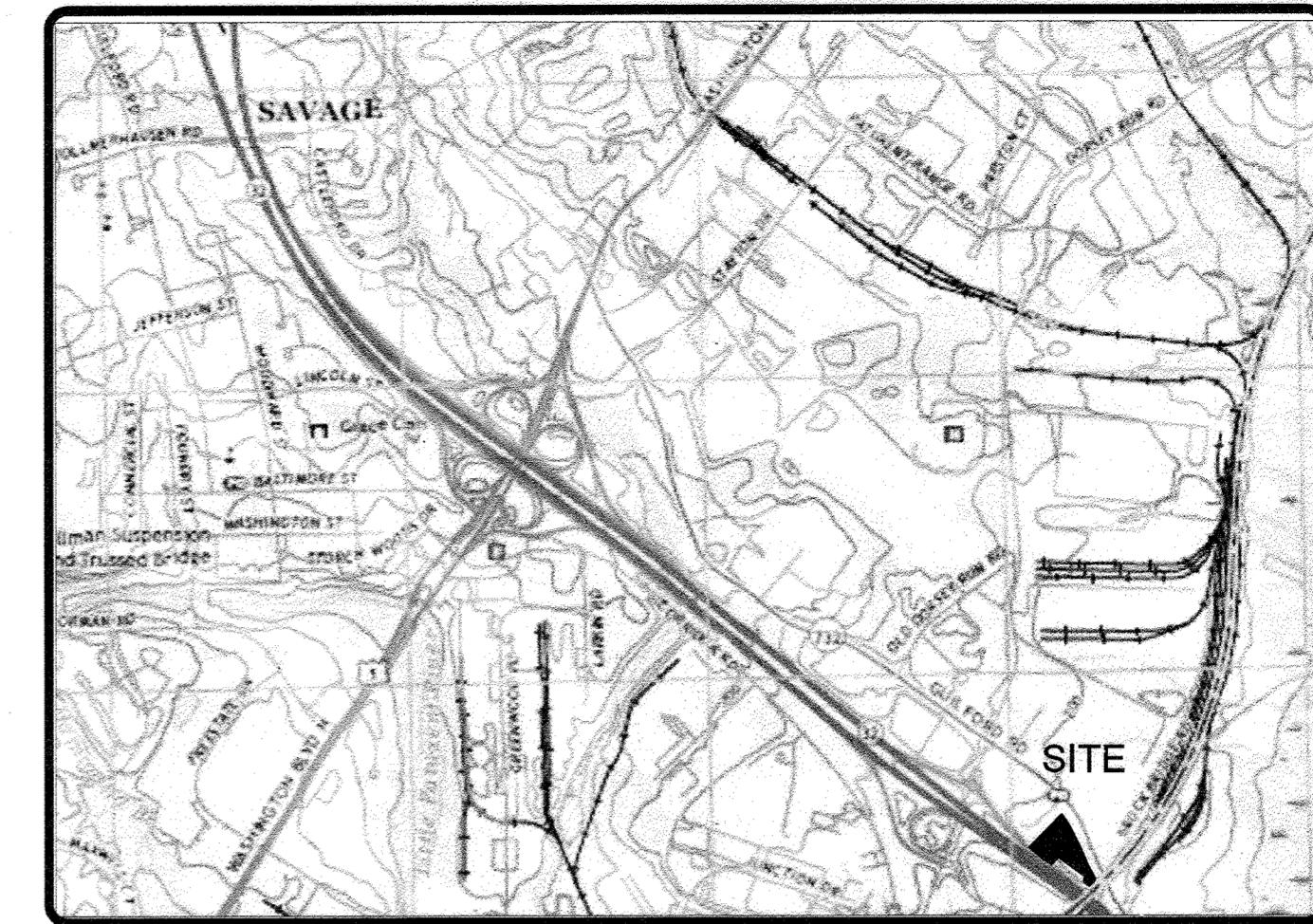


ENVIRONMENTAL CONCEPT PLAN CARTER MACHINERY

11030 GUILFORD ROAD ANNAPOLIS JUNCTION, MD



MAP: U.S.G.S. EDWOOD TOPO QUAD VICINITY MAP SCALE: 1" = 2000'

BENCHMARK	SITE CONTROL POINT			
PointNo.	Northing(Y)	Easting(X)	Elev(Z)	Description
1	531990.17	1371336.64	187.08	TRV REBAR AND CAP
2	532326.03	1371680.20	192.57	TRV
3	532027.71	1371822.30	189.93	TRV REBAR AND CAP
4	531910.17	1371557.62	183.09	TRV NAIL SET

- SITE DEVELOPMENT NOTES:**
- TAX MAP 48, PARCEL 0154 - (2.98 ACRES)
TAX MAP 48, PARCEL 0044 - (1.65 ACRES)
 - DEED REFERENCE: LIBRE 2169, FOLIO 599
 - SITE ADDRESS: 11030 GUILFORD ROAD
ANNAPOLIS JUNCTION, MD 20701
 - PROPERTY AREA: 4.63 ACRES± (201,684 SF±) -COMBINED AREA OF BOTH PARCELS.
 - EXISTING USE: CONSTRUCTION EQUIPMENT RENTAL STORE
 - PROPOSED USE: CONSTRUCTION EQUIPMENT RENTAL STORE
 - OWNER: ALBAN LIMITED PARTNERSHIP,
11030 GUILFORD ROAD
ANNAPOLIS JUNCTION, MD 20701
CARTER MACHINERY
1330 LYNCHBURG TURNPIKE
SALEM, VIRGINIA 24153
ATTN: MR. BRAD PARKER
PH: 309-264-4762
 - DEVELOPER: DUFFIELD ASSOCIATES, INC.
1914 EAST CHURCHVILLE ROAD, SUITE 3LL
BEL AIR, MARYLAND 21015
(410) 399-9777
 - ENGINEER: DUFFIELD ASSOCIATES, INC.
1914 EAST CHURCHVILLE ROAD, SUITE 3LL
BEL AIR, MARYLAND 21015
(410) 399-9777
 - BOUNDARY AND TOPOGRAPHIC INFORMATION DEPICTED ON THIS PLAN ARE TAKEN FROM A FIELD SURVEY, PREPARED BY PRECISION SURVEYING AND MAPPING, DATED JUNE 18, 2021.
 - SURVEY DATUM: HORIZONTAL: MARYLAND STATE PLANE (NAD83)
VERTICAL: NGVD-88
 - TOTAL BUILDING AREA: 11,700± S.F.
 - THE 100 YEAR FLOODPLAIN IS NOT PRESENT ON THIS SITE PER FIRM MAP 24027C0170D, DATED 11-8-2013
 - NO WETLANDS OR STREAMS EXIST ON SITE.
 - TOTAL PROPOSED DISTURBANCE: 149,500 SF± (3.43 ACRES±)
 - SITE AREAS:

	EXISTING	PROPOSED
GREEN / OPEN SPACE:	53,901SF± (1.24 ACRES±)	57,987 SF± (1.33 ACRES±)
IMPERVIOUS AREA:	147,782 SF± (3.39 ACRES±)	143,696 SF (3.30 ACRES±)
 - ELECTION DISTRICT: 3
 - ZONING - M2
 - SET BACKS MAX HEIGHT:
 - STRUCTURE WITH MINIMUM SETBACK 50 FEET.
 - STRUCTURE WITH AN ADDITIONAL 1 FOOT IN HEIGHT FOR EVERY 2 FEET OF SETBACK ABOVE THE MINIMUM 100
 - STRUCTURE AND USE SETBACKS:
 - FROM EXTERNAL PUBLIC STREET RIGHT-OF-WAY 50 FEET (PARKING USES AND FENCE ADJOINING PARKING USES 30 FEET)
 - FROM INTERNAL PUBLIC STREET RIGHT-OF-WAY 50 FEET (PARKING USES AND FENCE ADJOINING PARKING USES)
 - FROM ANY RESIDENTIAL DISTRICT 150 FEET (CAC OR TOD DISTRICT 100 FEET)
 - PREVIOUS SITE DEVELOPMENT PLAN SDP-82-107 APPROVED ON 4-28-82
EXISTING PARCELS WILL BE CONSOLIDATED INTO A SINGLE PARCEL AS PART OF THIS DEVELOPMENT.
 - WATER SERVICE CONTRACT NUMBER-0653 -W Permit #: 6429
SEWER SERVICE CONTRACT NUMBER-24-3417 ACCT: 48-01-6000

SITE ANALYSIS DATA CHART:

- TOTAL PROJECT AREA: 4.63 ACRES±
- LIMIT OF DISTURBED AREA: 4.03 ACRES±
- PRESENT ZONING DESIGNATION: M2
- PROPOSED USES FOR SITE AND STRUCTURES: MACHINE RENTAL AND STORAGE
- FLOOR SPACE ON EACH LEVEL OF BUILDING(S) PER USE
OFFICE: 1,400 SF
SERVICE BAY: 4
- MAXIMUM NUMBER OF EMPLOYEES, TENANTS ON SITE PER USE: 10 EMPLOYEES
- NUMBER OF PARKING SPACES REQUIRED BY HOWARD COUNTY ZONING REGULATIONS:
REQUIRED = 3.0 SPACES PER BAY = 12 SPACES
2.0 SPACED PER 1,000 SF BUILDING (EXCLUDING BAYS) 1,409 SF = 3 SPACES
TOTAL SPACES = 15 SPACES
- NUMBER OF PARKING SPACES PROVIDED ON SITE: 18 SPACES INCLUDING 1 HC
- PROPOSED BUILDING HEIGHT: 35 FEET
- BUILDING COVERAGE OF SITE: 0.027 ACRES AND 5.88% OF GROSS AREA

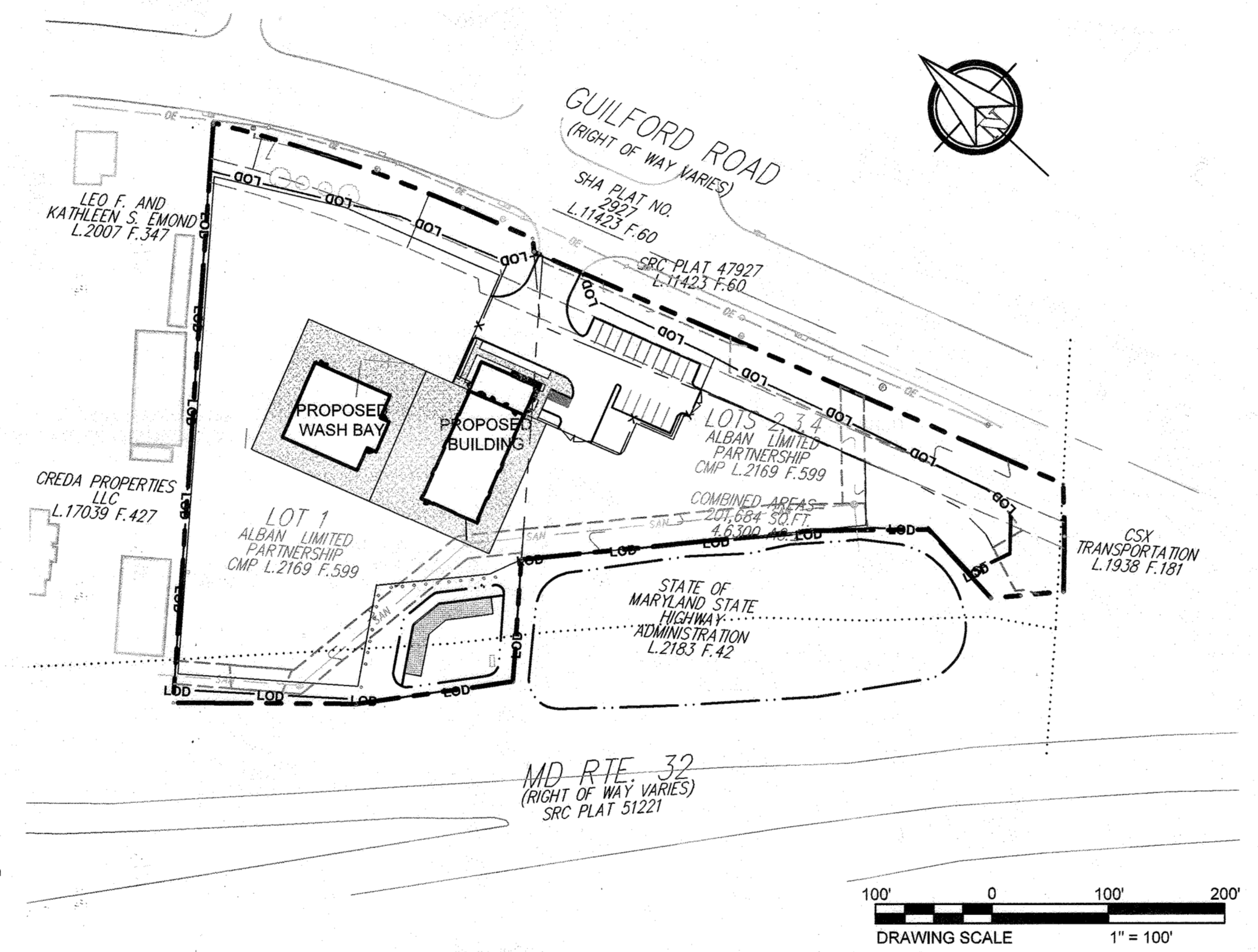
DESIGN NARRATIVE

THE CURRENT SITE COVERAGE IS FULLY DEVELOPED AND MAINLY IMPERVIOUS, BETWEEN BUILDING, CONCRETE PARKING AREA, AND GRADED AGGREGATE EQUIPMENT STORAGE AREAS. THERE ARE NO WOODED AREAS ON SITE AND MINIMAL GREEN SPACE. THE EXISTING STORMWATER SYSTEM IN THE WESTERN SIDE OF THE SITE DISCHARGES TO THE EXISTING STATE HIGHWAY ADMINISTRATION STORMWATER POND ON THE WESTERN EDGE OF THE SITE. THE EXISTING ENTRANCE TO THE SITE IS TO BE MAINTAINED FOR THE REDEVELOPMENT OF THIS SITE.

THE PROPOSED DESIGN IS TO REDEVELOP THE SITE WITH A NEW BUILDING. THE SITE CONSISTS OF TWO PARCELS THAT WILL BE COMBINED THROUGH A DEED CONSOLIDATION PER DIRECTION FROM DLD. THE EXISTING BUILDING WILL BE DEMOLISHED AND REPLACED WITH A NEW BUILDING CONTAINING A SMALL OFFICE AND 6 WORK BAYS. THIS BUILDING WILL BE TIED INTO PUBLIC WATER AND SEWER. A SEPARATE WASH BAY WILL BE ADDED AS WELL. THIS WASH BAY WILL BE USED TO CLEAN RENTAL EQUIPMENT AND OTHER EQUIPMENT PRIOR TO BEING WORKED ON. THE WASH BAY WILL HAVE AN INTERNAL GRIT / GREASE SEPARATOR THAT WILL TREAT ALL WASH BAY RUNOFF. THIS WILL THEN ENTER THE SANITARY SEWER NOT THE STORMWATER SYSTEM.

A SUBMERGED GRAVEL WETLAND WILL BE DESIGNED TO PROVIDE WQV FOR THE PROPOSED REDEVELOPMENT OF THIS SITE. THIS SYSTEM WILL UTILIZE THE EXISTING AREA OF THE STORMWATER MANAGEMENT AREA AND DISCHARGE INTO THE EXISTING SHA POND TO THE WEST OF THE SITE AS THE EXISTING SYSTEM CURRENTLY DOES. ALSO THERE IS A NET DECREASE IN IMPERVIOUS SURFACE OVER THE ENTIRE SITE. THE RUNOFF FROM THE PROPOSED BUILDINGS WILL FLOW SOUTH WEST ON THE SITE WHERE IT WILL ENTER THE NEW SYSTEM AS OVERLAND FLOW. THE BUILDINGS WILL USE DOWNSPOUTS AND ROOF DRAINS TO DIRECT THE RUNOFF IN THIS DIRECTION.

- DESIGN MANUAL WAIVER REQUESTS:**
- TO ALLOW THE USE OF AN UNPAVED SURFACE FOR MACHINE STORAGE.
 - WAIVER FROM HOWARD COUNTY DESIGN MANUAL ROAD AND BRIDGES - SECTION 2.5.B.1.TABLE 2.07 - MINIMUM INTERSECTION SPACING. TO ALLOW THE CONTINUED USE OF THE EXISTING ENTRANCE TO THE SITE SHIFTING THE ENTRANCE EAST OR WEST WILL REDUCE THE SIGHT DISTANCE.



INDEX OF SHEETS

ESD-1	COVER SHEET
ESD-2	EXISTING CONDITIONS / DEMOLITION PLAN
ESD-3	SITE PLAN
ESD-4	GRADING AND STORMWATER MANAGEMENT PLAN
ESD-5	SUBMERGED GRAVEL WETLAND SECTIONS



APPROVAL OF THIS ECP DOES NOT CONSTITUTE AN APPROVAL OF ANY SUBSEQUENT AND ASSOCIATED SUBDIVISION AND SITE DEVELOPMENT PLANS. "REVIEW OF THIS PROJECT FOR COMPLIANCE WITH THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS SHALL OCCUR AT THE FINAL PLAN OR SITE DEVELOPMENT PLAN STAGE. THE APPLICANT AND CONSULTANT SHOULD EXPECT ADDITIONAL AND MORE DETAILED REVIEW COMMENTS (INCLUDING COMMENTS THAT MAY ALTER THE OVERALL SITE DESIGN) AS THIS PROJECT PROGRESSES THROUGH THE PLAN REVIEW PROCESS.

APPROVED: DEPARTMENT OF PLANNING AND ZONING

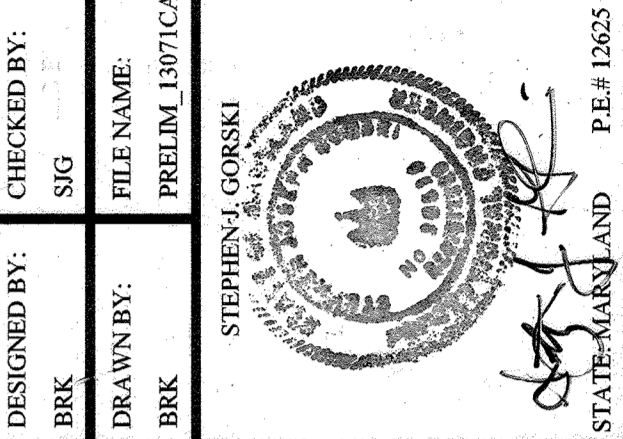
[Signature] 6/15/22
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 6/15/22
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

DUFFIELD ASSOCIATES
Soil, Water & the Environment

1614 EAST CHURCHVILLE ROAD
SUITE 3LL
BEL AIR, MARYLAND 21015
TEL: 410-399-9777
FAX: 410-399-9770

OFFICES IN DELAWARE, MARYLAND, PENNSYLVANIA AND NEW JERSEY
WEB: HTTP://DUFFIELD.COM
E-MAIL: DUFFIELD@DUFFIELD.COM



CHKD BY	DATE	BRK	REVISION	NO.	DESCRIPTION
				1	REVISED PER HOWARD COUNTY COMMENT

OWNER: ALBAN LIMITED PARTNERSHIP
11030 GUILFORD ROAD
ANNAPOLIS JUNCTION, MD 20701
410-992-3007

COVER SHEET

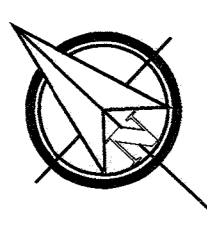
**ANNAPOLIS JUNCTION
CARTER MACHINERY**

ANNAPOLIS JUNCTION - HOWARD COUNTY - MARYLAND

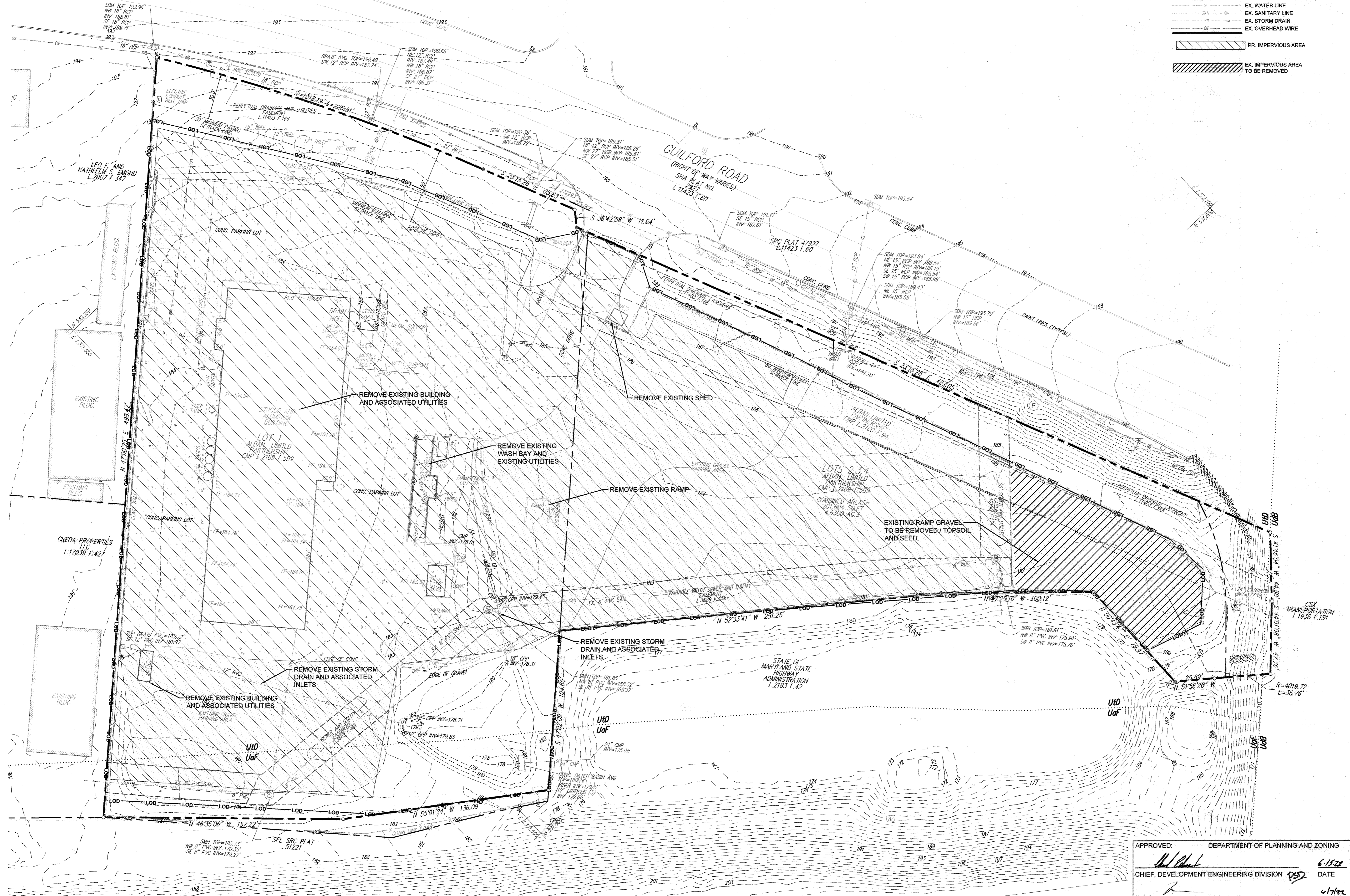
DATE: 25 APRIL 2022
SCALE: AS NOTED
PROJECT NO. 13071.CA
SHEET: 1 (OF 5)

ECP-22-021

ECP-22-021



- LEGEND:**
- RIGHT-OF-WAY LINE
 - PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - BUILDING SETBACK LINE
 - PAVEMENT SETBACK LINE
 - PROPOSED LIMIT OF TREE CLEARING
 - LIMIT OF DISTURBANCE
 - EX. WATER LINE
 - EX. SANITARY LINE
 - EX. STORM DRAIN
 - EX. OVERHEAD WIRE
 - PR. IMPERVIOUS AREA
 - EX. IMPERVIOUS AREA TO BE REMOVED



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Soil, Water & the Environment

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WEB: HTTP://DUFFIELDNET.COM
E-MAIL: DUFFIELD@DUFFIELDNET.COM

CHECKED BY:	SUG	FILE NAME:	PRELIM_13071CA
DESIGNED BY:	BRK	DRAWN BY:	BRK
CREATED BY:	BRK	DATE:	04/25/2022
OWNER:	ANNAPOLIS JUNCTION - HOWARD COUNTY - MARYLAND		
REVISION:	1 REVISED PER HOWARD COUNTY COMMENT		



EXISTING CONDITION / DEMOLITION PLAN

ANNAPOLIS JUNCTION

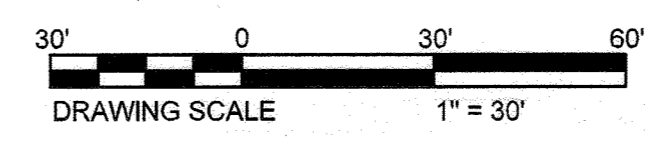
CARTER MACHINERY

ANNAPOLIS JUNCTION ~ HOWARD COUNTY ~ MARYLAND

APPROVED: DEPARTMENT OF PLANNING AND ZONING

[Signature] 6/15/22
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

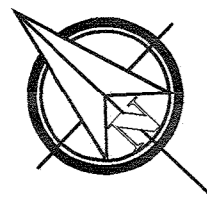
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CHIEF, DIVISION OF LAND DEVELOPMENT DATE



ECP-22-021

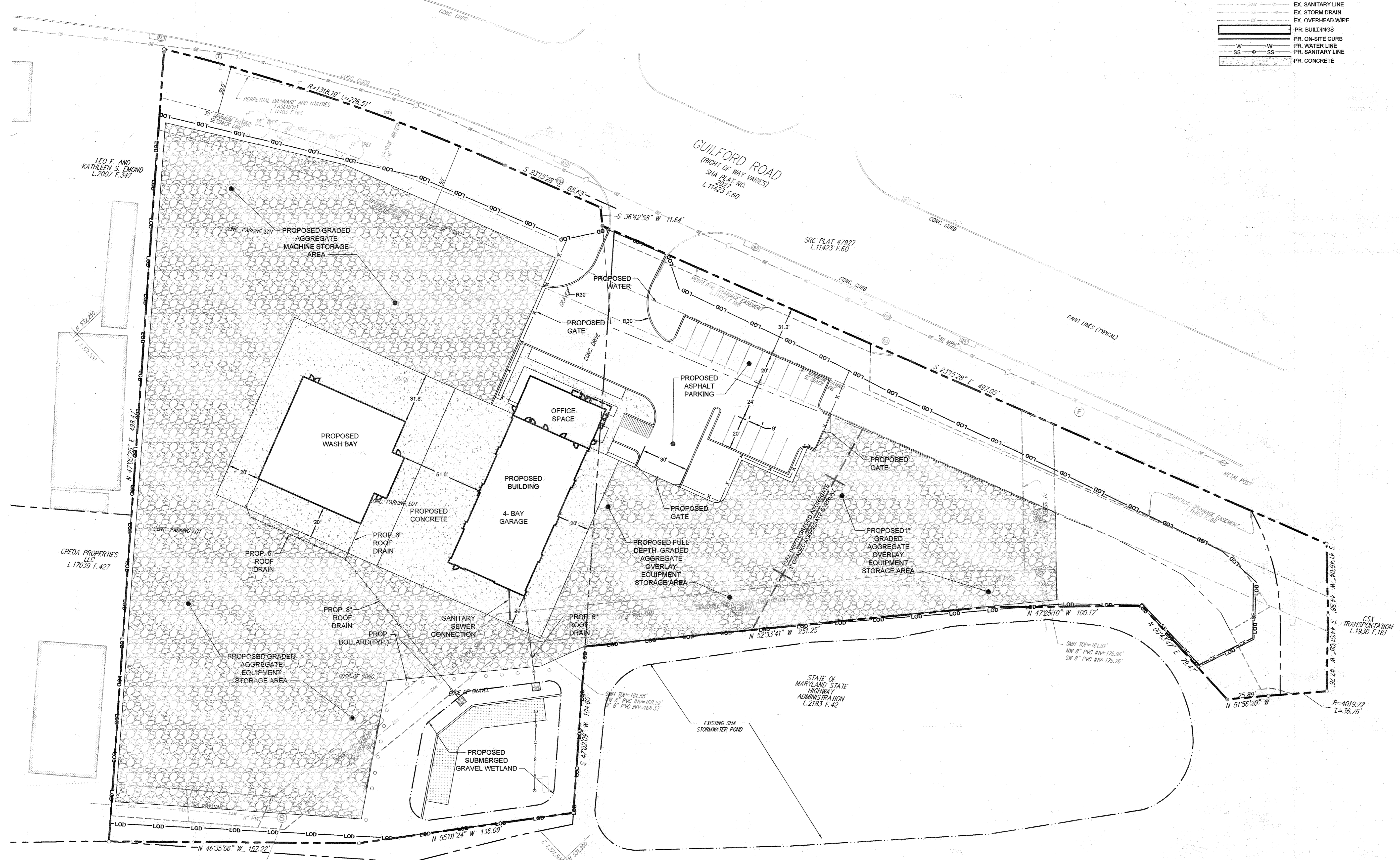
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SCALE: 1" = 30'
PROJECT NO. 13071.CA
SHEET: 1 (OF 5)

ECP 22-021



LEGEND:

	RIGHT-OF-WAY LINE
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	BUILDING SETBACK LINE
	PAVEMENT SETBACK LINE
	PROPOSED LIMIT OF TREE CLEARING
	LIMIT OF DISTURBANCE
	EX. WATER LINE
	EX. SANITARY LINE
	EX. STORM DRAIN
	EX. OVERHEAD WIRE
	PR. BUILDINGS
	PR. ON-SITE CURB
	PR. WATER LINE
	PR. SANITARY LINE
	PR. CONCRETE



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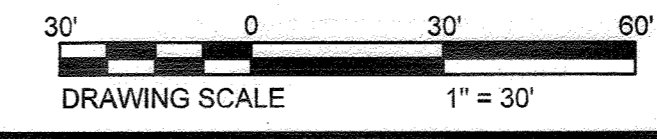
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FILE NAME: PRELIM_13071.CA
STEPHEN J. GORSKI
STATE OF MARYLAND
P.E. # 12623

NO.	REVISION	DATE	BY
1	REVISED PER HOWARD COUNTY COMMENT		

OWNER:

PRELIMINARY SITE PLAN
ANNAPOLIS JUNCTION
CARTER MACHINERY
ANNAPOLIS JUNCTION ~ HOWARD COUNTY ~ MARYLAND

APPROVED: [Signature] DEPARTMENT OF PLANNING AND ZONING
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 4/15/22
CHIEF, DIVISION OF LAND DEVELOPMENT [Signature]
DATE: 4/15/22

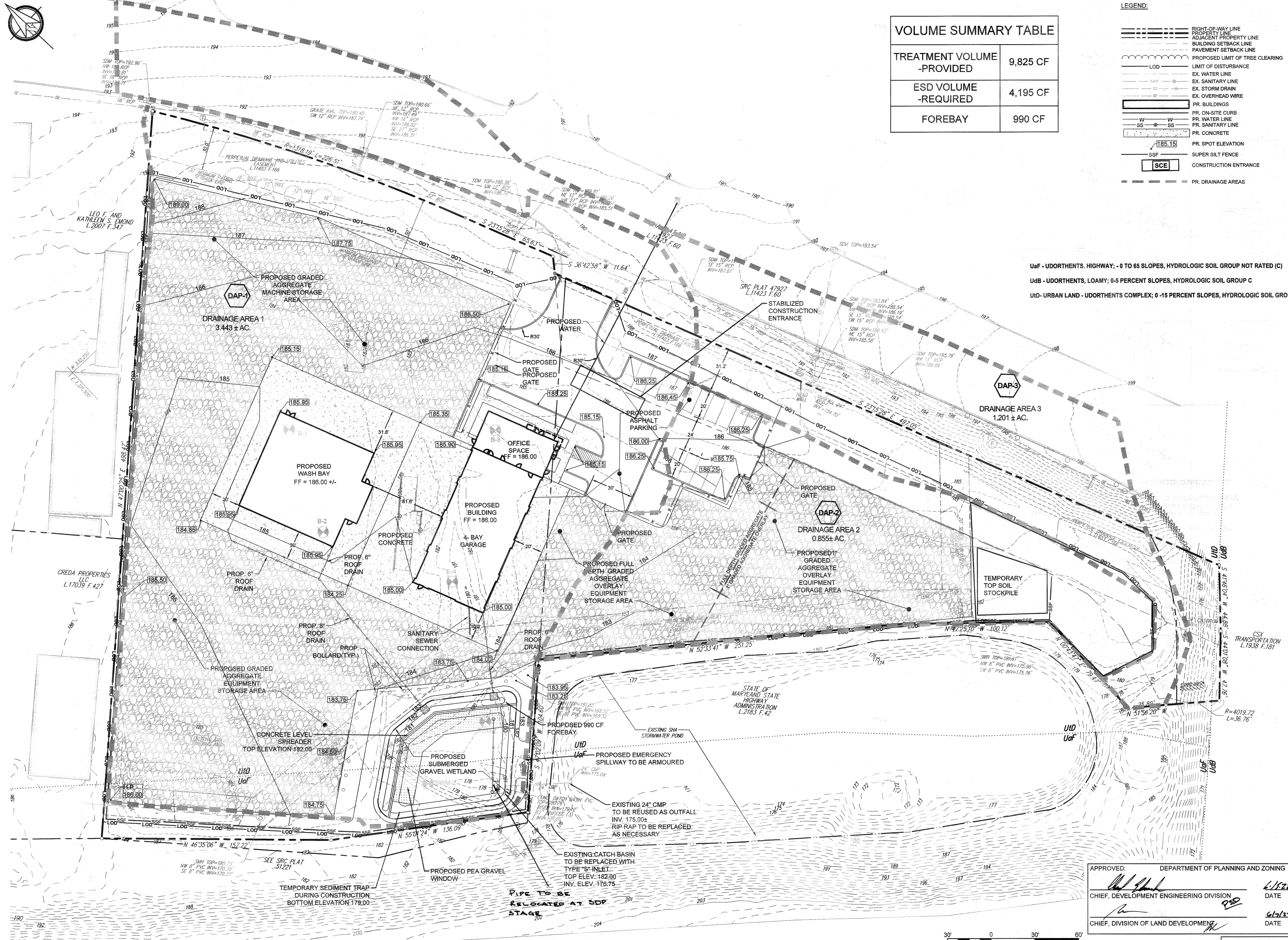
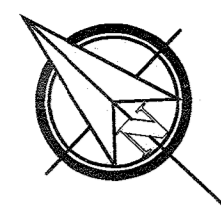


ECR-22-021

DATE: 25 APRIL 2022
SCALE: 1" = 30'
PROJECT NO. 13071.CA
SHEET: 3 (OF 5)

MD. RTE. 32
(RIGHT OF WAY VARIES)
SRC PLAT 51221

ECR-22-021



VOLUME SUMMARY TABLE	
TREATMENT VOLUME - PROVIDED	9,825 CF
ESD VOLUME - REQUIRED	4,195 CF
FOREBAY	990 CF

- LEGEND:**
- RIGHT-OF-WAY LINE
 - ADJACENT PROPERTY LINE
 - BUILDING SETBACK LINE
 - PAVEMENT SETBACK LINE
 - PROPOSED LIMIT OF TREE CLEARING
 - LOD - LIMIT OF DISTURBANCE
 - EX. WATER LINE
 - EX. SANITARY LINE
 - EX. STORM DRAIN
 - EX. OVERHEAD WIRE
 - PR. BUILDINGS
 - PR. ON-SITE CURB
 - PR. WATER LINE
 - PR. SANITARY LINE
 - PR. CONCRETE
 - PR. SPOT ELEVATION
 - SSF - SUPER SILT FENCE
 - SCE - CONSTRUCTION ENTRANCE
 - PR. DRAINAGE AREAS

UaF - UDORTHERTS, HIGHWAY; 0 TO 65 SLOPES, HYDROLOGIC SOIL GROUP NOT RATED (C)
 UdB - UDORTHERTS, LOAMY; 0-5 PERCENT SLOPES, HYDROLOGIC SOIL GROUP C
 UID - URBAN LAND - UDORTHERTS COMPLEX; 0-15 PERCENT SLOPES, HYDROLOGIC SOIL GROUP D

DUFFIELD ASSOCIATES
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CHECKED BY: SIG
 DESIGNED BY: BRK
 DRAWN BY: BRK
 FILE NAME: PRELIM_13071CA
 STEPHEN J. GORSKI

 STATE MARYLAND
 P.E. # 12423

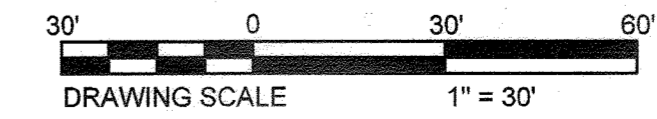
NO.	REVISION	DATE	BY	DESCRIPTION
1				REVISED PER HOWARD COUNTY COMMENT

OWNER:
 GRADING AND STORMWATER
 MANAGEMENT PLAN
 ANNAPOLIS JUNCTION
 CARTER MACHINERY
 ANNAPOLIS JUNCTION ~ HOWARD COUNTY ~ MARYLAND

APPROVED: DEPARTMENT OF PLANNING AND ZONING

 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 4/13/22

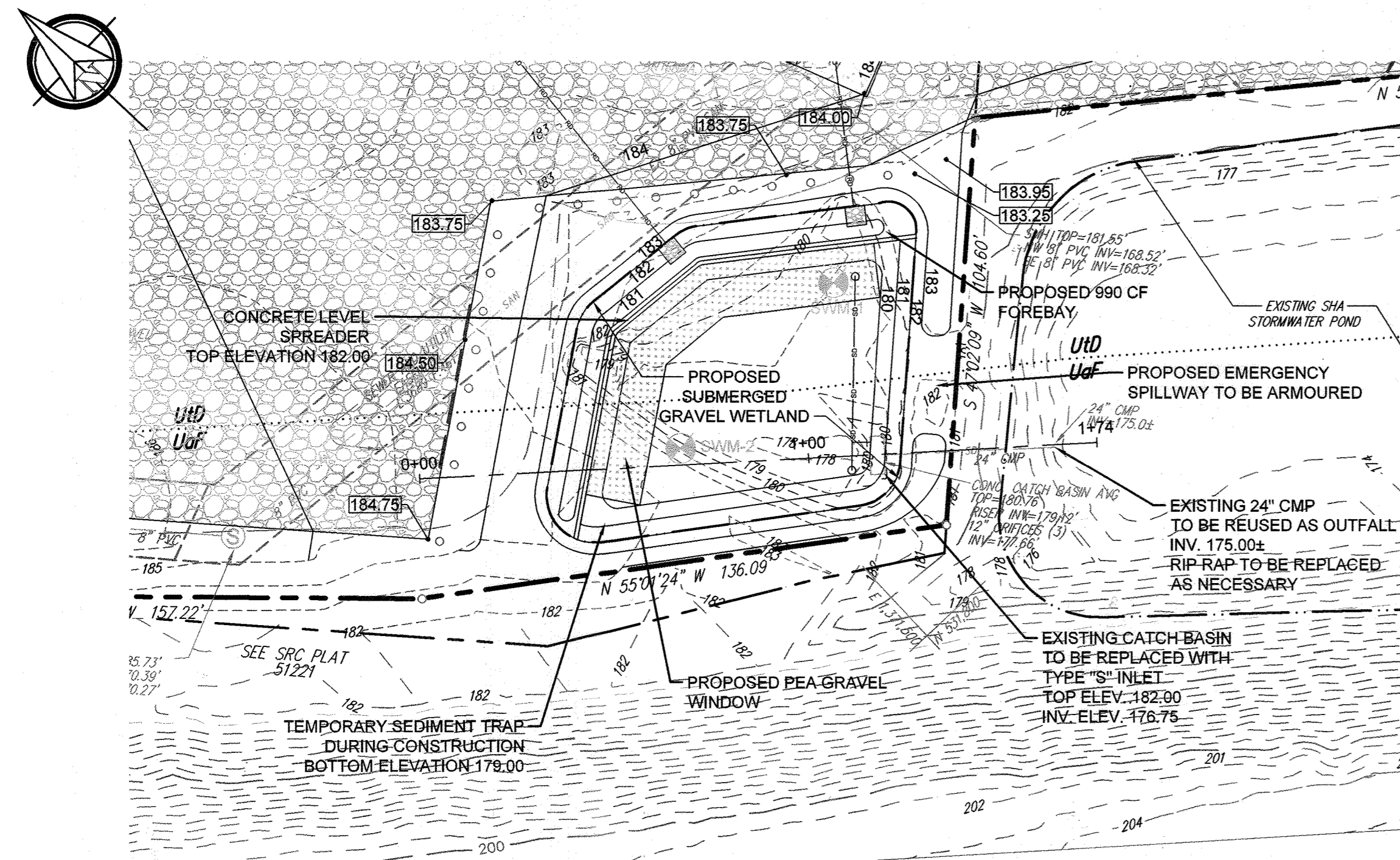
 CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE: 4/13/22



ECP-22-021

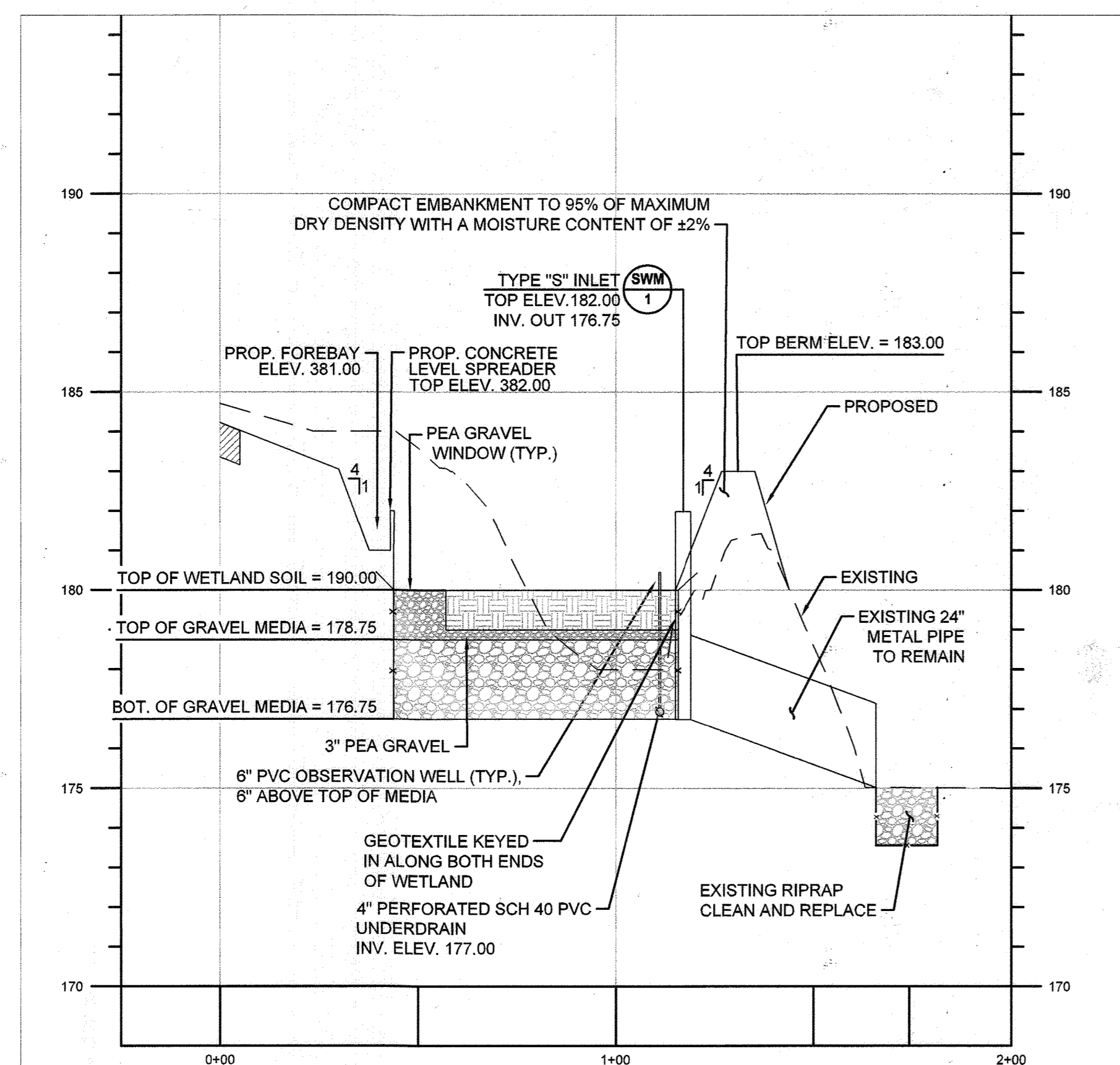
DATE: 25 APRIL 2022
 SCALE: 1" = 30'
 PROJECT NO. 13071.CA
 SHEET: 4 (OF 5)

ECP-22-021



DETAIL: SUBMERGED GRAVEL WETLAND

SCALE: 1"=30'



SECTION: A-A

HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1" = 3'

StormRax™
PEAK ROOF STRUCTURE
(STANDARD SIZES)
PROVIDE ALL DIMENSIONS IN INCHES

HOST STRUCTURE INFORMATION	
PART NUMBER	
LENGTH	
WIDTH	
WALL THICKNESS (REQ'D)	

AVAILABLE OPTIONS	
1" CHANNEL STEEL CROSS BRACING	
REMOVABLE ACCESS HATCH	
HOPE ANTI-VORTEX PLATE	

NOTES: 1. GABLE END SHOULD BE SHORTER END WHEN MEASURING.
2. MEASUREMENT CHANGES WILL OCCUR WHEN ACCESS DOORS ARE NEEDED AND LADDER PLACEMENT IS DETERMINED.

DIMENSION CODES (A, B, C)	
WIDTH A	29 1/2" 36 13/16" 45 13/16" 54 11/16" 66 7/16" 72 9/16" 81 9/16" 90 9/16" 99 1/2" 108 3/8"
CODE	03 04 05 06 07 08 09 10 11 12
LENGTH B	32 7/8" 38 1/4" 43 5/8" 49 24 3/8" 59 3/4" 65 1/8" 70 1/2" 76 1/2" 81 7/8"
CODE	06 07 08 09 10 11 12 13 14 15
HEIGHT C	11 5/16" 16 7/8"
CODE	02 03

Plastic Solutions, Inc. CUSTOMER: DATE:
P.O. Box 4386, Winchester, VA 22604
2381 McChesne Rd., Winchester, VA 22603
(877) 877-5727 phone
(540) 722-2219 fax
http://www.plastic-solution.com

PROJECT: DRAWN BY:
APP'D BY:
DETAIL:

DETAIL: TRASH RACK

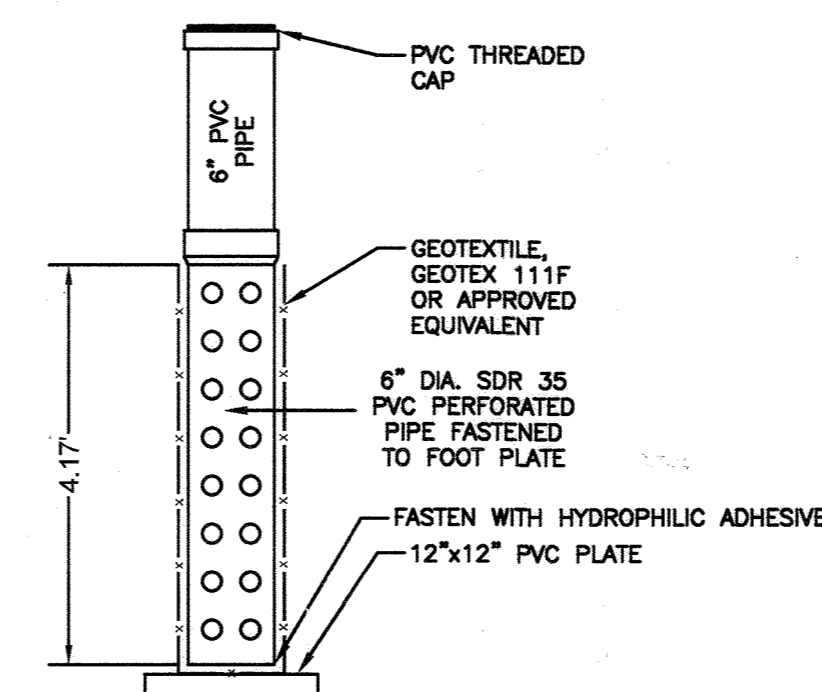
SCALE: NOT TO SCALE

MAINTENANCE CRITERIA:

- DURING THE FIRST YEAR OF OPERATION, INSPECTIONS SHOULD BE CONDUCTED AFTER EVERY MAJOR STORM AND POORLY ESTABLISHED AREAS REVEGETATED.
- SEDIMENT ACCUMULATION IN THE PRETREATMENT AREAS SHOULD BE REMOVED AS NECESSARY.
- SIGNS OF UNEVEN FLOW DISTRIBUTION WITHIN THE WETLAND MAY MEAN THAT THE GRAVEL OR UNDERDRAIN IS CLOGGED. THE GRAVEL AND/OR UNDERDRAIN MAY NEED TO BE REMOVED, CLEANED, AND REPLACED.
- A DENSE STAND OF WETLAND VEGETATION SHOULD BE MAINTAINED THROUGH THE LIFE OF THE FACILITY WITH PLANTINGS REPLACED AS NEEDED.
- INLETS AND OUTLETS TO EACH SUBMERGED GRAVEL WETLAND CELL SHOULD BE FREE FROM DEBRIS TO PREVENT CLOGGING
- EROSION AT INFLOW POINTS SHOULD BE REPAIRED. FLOW SPLITTERS SHOULD BE FUNCTIONAL TO PREVENT BYPASSING OF THE FACILITY.

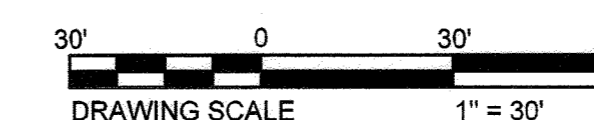
GENERAL NOTES:

- CONTRACTOR SHALL FOLLOW CONTROL REQUIREMENTS AS DIRECTED BY ENGINEER.
- AMENDED SOIL/PLANTING MIX TO CONSIST OF PLANTING SOIL IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER DESIGN MANUAL APPENDIX B.4. CONTRACTOR SHALL SUBMIT SOIL SAMPLE SPECIFICATIONS TO PROJECT ENGINEER FOR REVIEW AND APPROVAL. LOAMY SAND (60% TO 65%) WITH CLAY CONTENT LESS THAN 5% COMPOST (35% TO 40%) AND PH RANGE OF 6.5-8.0
- GRAVEL MEDIA SHALL BE COMPOSED OF CLEAN WASHED, UNIFORMLY GRADED MATERIAL. ROUNDED BANK RUN GRAVEL IS RECOMMENDED (E.G., ASTM D448 4, 5, OR 6 STONE OR EQUAL).
- WETLAND CONSTRUCTION SHALL BE PERFORMED WITH LIGHTWEIGHT, WIDE-TRACKED EQUIPMENT TO MINIMIZE DISTURBANCE AND COMPACTION. EXCAVATED MATERIALS SHALL BE PLACED IN A CONTAINED AREA. ANY PUMPING OPERATIONS SHALL DISCHARGE FILTERED WATER TO A STABLE OUTLET.
- GEOTEXTILE TO BE MIRAFI 160N OR EQUIVALENT (MIN FLOW-THRU RATE OF 125 GAL/MIN/SF)



DETAIL: OBSERVATION WELL

SCALE: NOT TO SCALE



APPROVED: DEPARTMENT OF PLANNING AND ZONING
[Signature]
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE: 6-15-22
[Signature]
CHIEF, DIVISION OF LAND DEVELOPMENT DATE: 6/15/22

ECP-22-021

DUFFIELD ASSOCIATES
Soil, Water & the Environment
1614 EAST CHURCHVILLE ROAD
SUITE 311
BEL AIR, MARYLAND 21015
TEL: 410.399.9777
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FILE NAME: PRELIM_13071.CA
STEPHEN GORSKI
STATE OF MARYLAND
P.E. # 12623

NO.	REVISION	DATE	BY	REVISION PER HOWARD COUNTY COMMENT
1				

SUBMERGED GRAVEL WETLAND PROFILE
ANNAPOLIS JUNCTION
CARTER MACHINERY
ANNAPOLIS JUNCTION ~ HOWARD COUNTY ~ MARYLAND

DATE: 25 APRIL 2022
SCALE: 1" = 30'
PROJECT NO. 13071.CA
SHEET: 5 (OF 5)

ECP-22-021