NOTES

 Existing Zoning: R-ED per April 2004 Comprehensive Zoning Plan and the 'Comp Lite' Zoning Amendments effective July 28, 2006.
 Deed Reference: 4621/230
 Plat Reference: N/A
 Gross Area of Tract: 2.0350 ac.
 Area of 100 Year Floodplain: N/A
 Area of Steep Slopes: 0.6605 ac.
 Net Area of Tract: 1.3745 ac.
 Number of Proposed Late/Parcels: 5 Number of Proposed Lots/Parcels:

Area of Proposed Lots/Parcels: 1.9652 ac.

a) Buildable Lots: 1.3011 ac. b) Open Space Lots: 0.3941 ac. c) Area of proposed public roads: 0.3398 ac.

10. The existing topography shown hereon is based on a field survey prepared by DeMario Design Consultants, Inc. dated March, 2006. Boundary provided by Hicks Engineering Company, Inc dated January, 1998. Coordinates are based on Maryland Coordinate System - NAD83(1991) as projected by Howard County Geodetic Control Stations Nos. 0047 and 0084 (Meters X 3.2808333333 = Feet; Feet X 0.3048006096 = Meters No. 0047 N 581905.67 No. 0084 N 583158.76 E 1367596.06 E 1370739.98

2. This property is within the Metropolitan District.

Existing utilities shown hereon are based on field surveys and record drawings. There is no floodplain onsite. Project Background Information:

a) Subdivision Name: Cahill Overlook b) Tax Map/Block/Parcel: 25A/24/329 c) Zoning: R-ED d) Election District: 2ND

e) Total (Gross) Tract Area: 2.035ac. f) Number of Proposed Lots/Parcels: 5

a) Applicable Department of Planning & Zoning File No's.: F-06-115, WP-07-030, WP-06-062 16. In accordance with Section 16.1200 of the Howard County Code and Forest Conservation Manual, Forest Conservation obligations shall be met by the placement of 0.2304 acres of existing forest into a retention easement and by payment of a fee-in-lieu for 0.3096 acres.
17. BRL denotes the Building Restriction Line.
18. Sediment and erosion control measures will be provided in accordance with the 1994 Maryland Standards and Specifications for Soil Erosion and Sediment Control and will be shown on the Final Plan.
19. Standards will be provided on the graces streat in accordance with Control and will be shown on the Final Plan.

19, Street trees will be provided on the access street in accordance with Section 16.124 of the

Howard County Subdivision Regulations. 20 There are no historic structures or cemeteries located on the subject property. 21. No grading, removal of vegetative cover or trees, paving and new structures shall be permitted within the wetlands, stream or their required buffers, flood plain and forest conservation

easement. 22. Stormwater management for the lots will be provided by the use of a dry swale for WQv and Rev. Cpv is not required for this project. Stormwater management is not required for the proposed overlay since there is no additional impervious area. 23. This plan is subject to WP-07-030 which was granted on November 16, 2006 for the following

sections: <u>Section 16.120(b)(4)(11)</u> which requires lot dimensions to generally not exceed a 3:1 lot depth to lot width ratio. <u>Section 16.120(c)(2)</u> which requires all lots, preservation parcel or bulk parcels for single family detached dwellings to have minimum lot frontages on approved streets within a public right of way which provides access to the property. Approval is subject to the following: 1. On the associated final plan (F-06-115), the developer shall create a 24' wide shared access easement for Lots 1 through 3 across Lots 1 and 2. Within this shared access, a Use-In-Common driveway (meeting Design Manual standards) shall be constructed

- share access, a Use-III-Contract and the preparation of a Use-In-Common driveway maintenance agreement. This document will be recorded with the associated final plat (F-06-115).
 The developer shall comply with comments 1 & 3 generated by the Fire
- Department (Bureau of Life Safety). 24. This plat is subject to WP-07-062 which was granted on January 22, 2007 for the following

sections:

- sections: Section 16.121(e)(1) which requires open space lots to have minimum of 40 feet of frontage on a public road. Section 16.160(b)(4)(IV) which prohibits residential lots from being encumbered by access easements for stormwater management facilities or open space. Approval is subject to the following: 1. On the associated Final Plat (F-06-115), the developer shall create a 24' wide shared access easement for Lots 1 through 3 across Lots 1 & 2. Within this shared access, a Use-In-Common driveway (meeting Design Manual Standards) shall be constructed. This Use-In-Common will connect directly to a 20' wide private atomster management access easement that travels access Lot 3 and connect to be constructed. This Use-In-Common will connect directly to a 20' wide private stormwater management access easement that travels across Lot 3 and connect to Open Space Lot 4, parallel to the front building restriction line of Lot 3. The 20' access easement is not permitted to travel behind (to the rear of) any future dwelling on Lot 3. At least 12 feet of the easement must be clear for vehicular passage. Reference 5.2.6D.1.b and 5.2.6D.1.c of the Design Manual-Volume I-Storm Drainage.
 2. The 20' access easement shall be payed if the access grade is greater than 12%. If the access grade is between 10% and 12%, the easement shall be crushed stone or other reinforced surface. If the grade is 10% or less it may be grassed. Reference 5.2.6D.1.b and 5.2.6D.1.c of the Design Manual-Volume I-Storm Drainage.
 3. The Developer shall be responsible for the preparation of a Stormwater Management access easement that will be recorded with the associated Final Plat (F-06-115).

SEQUENCE OF CONSTRUCTION

1. OBTAIN A GRADING PERMIT.

2. NOTIFY "MISS UTILITY" AT LEAST 48 HOURS BEFORE BEGINNING ANY WORK AT 1-800-257-7777. NOTIFY THE HOWARD COUNTY OFFICE OF CONSTRUCTION/INSPECTION DIVISION AT 410-313-1870 AT LEAST 24 HOURS BEFORE STARTING ANY WORK.

- 3. REMOVE EXISTING RAILROAD TIES TO PROPERTY LINE.
- 4. BEGIN INSTALLATION OF 1 2" PAVING OVERLAY. (1 WEEK)

5. STABILIZE ANY DISTURBED AREA.

6. NOTIFY HOWARD COUNTY OFFICE OF INSPECTIONS AND PERMITS FOR A FINAL INSPECTION OF THE COMPLETED SITE.

DRAWING LEGEND

120 00 N 06°45'45"W analar galantaria

--- + 665.

...... EXISTING TREELINE EXISTING SHRUB/BRUSH LINE

EXISTING MINOR CONTOUR (2' INTERVAL) EXISTING MAJOR CONTOUR (10' INTERVAL) ADJACENT PROPERTY LINE EXISTING PROPERTY BOUNDARY EX. ROAD / EDGE OF PAVING ------ EX. OVERHEAD ELECTRIC & UTILITY POLES PROPOSED MINOR CONTOUR (2' INTERVAL) PROPOSED MAJOR CONTOUR (10' INTERVAL) PROPOSED PRIVATE ROAD/DRIVE CENTERLINE EX. BUILDING

> PROPOSED HOUSE PROPOSED SPOT ELEVATION & FLOW ARROW

EXISTING TREES

PROPOSED ORNAMENTAL TREE PROPOSED SHADE TREE PROPOSED EVERGREEN TREE

PROPOSED 1 1/2" OVERLAY

PROPOSED TURN AROUND

STREET LIGHT TABLE SYMBOL TYPE 0+78, 12'RT. 100 WATT HIGH PRESSURE - **\$** SODIUM(HPS) VAPOR, PREMIER CENTERLINE STA. 2+33, 14¹LT. ROSS ROAD

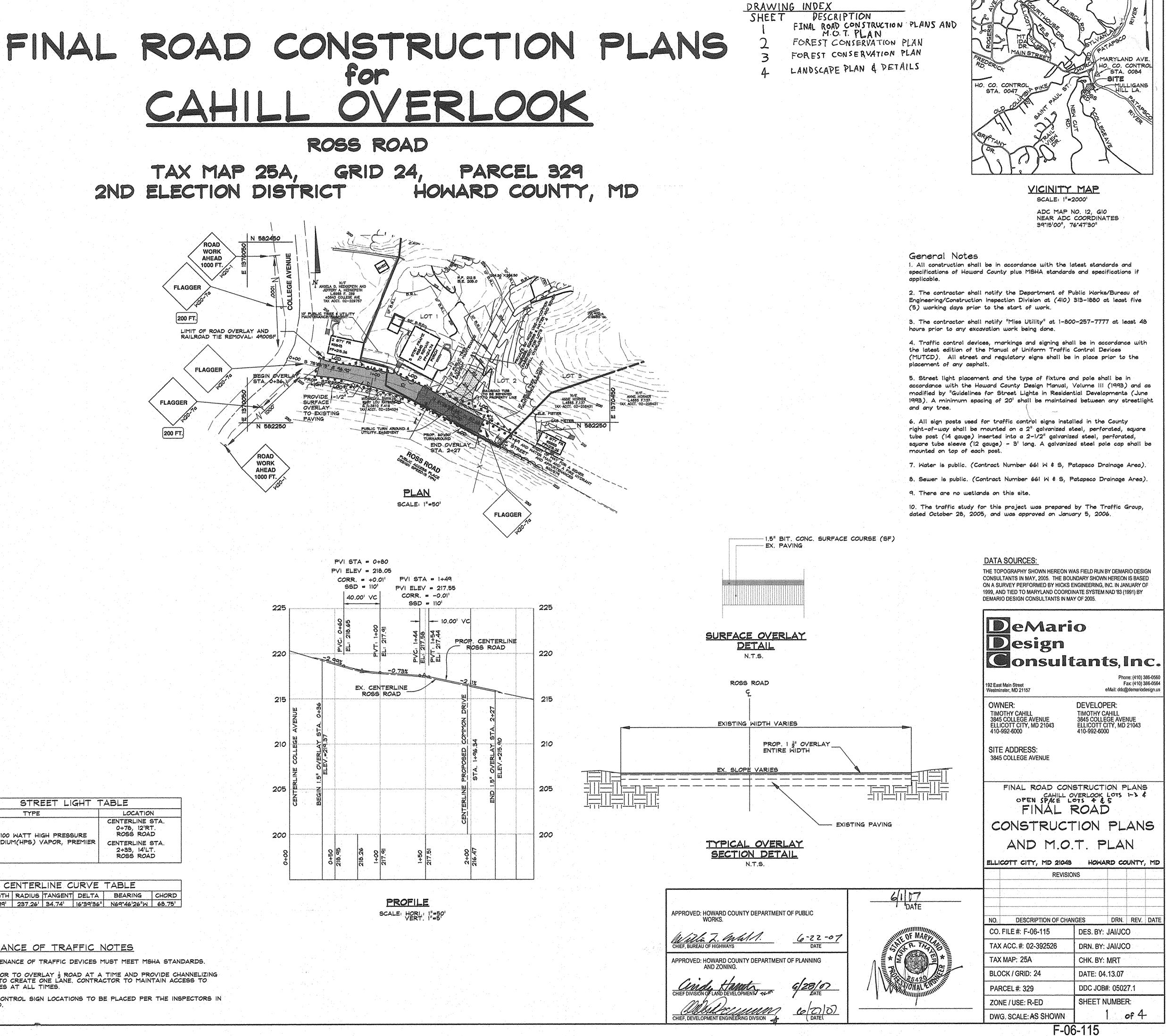
 *	CI	ENTER	LINE C	URVE	TABLE
CURVE	LENGTH	RADIUS	TANGENT	DELTA	BEARI
CI	68.99'	237.26	34.74'	16'39'36"	N69.46

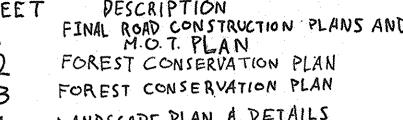
MAINTENANCE OF TRAFFIC NOTES

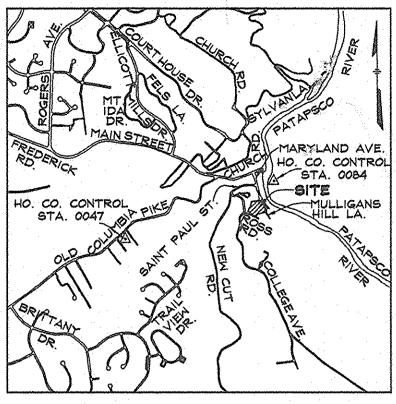
1. ALL MAINTENANCE OF TRAFFIC DEVICES MUST MEET MSHA STANDARDS.

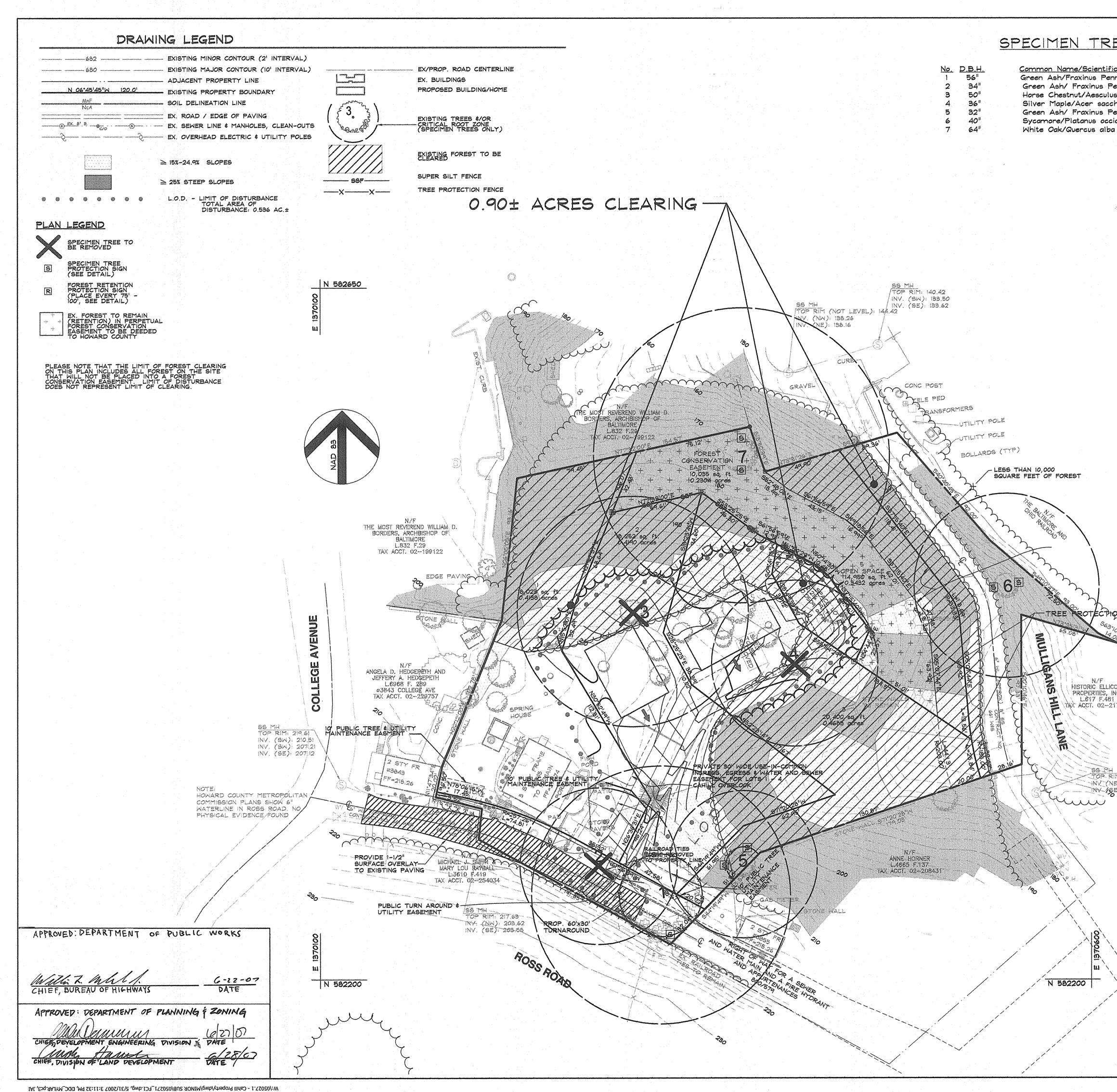
- 2. CONTRACTOR TO OVERLAY & ROAD AT A TIME AND PROVIDE CHANNELIZING DEVICES TO CREATE ONE LANE. CONTRACTOR TO MAINTAIN ACCESS TO
- RESIDENCES AT ALL TIMES. 3. TRAFFIC CONTROL SIGN LOCATIONS TO BE PLACED PER THE INSPECTORS IN
- THE FIELD.











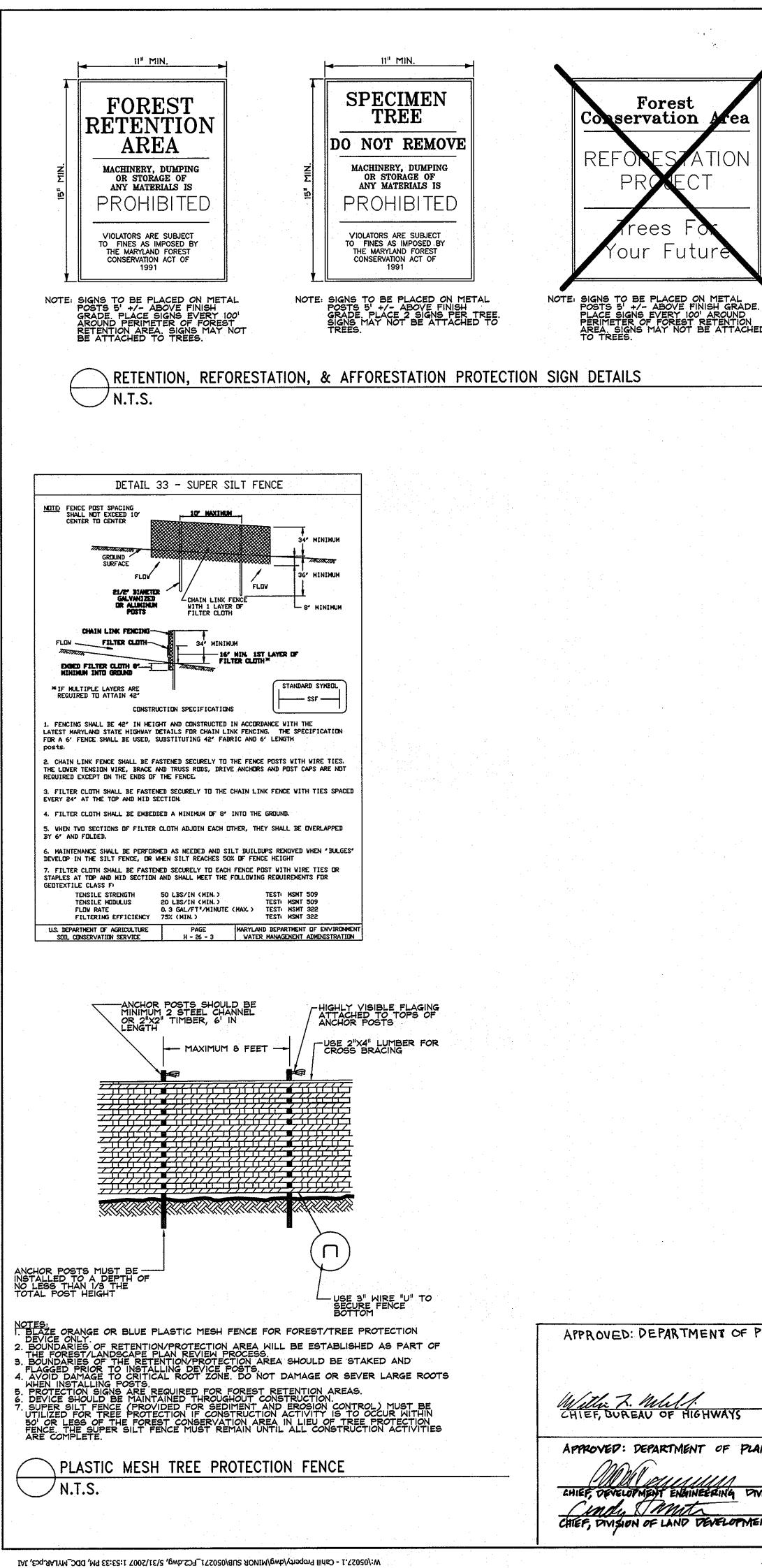
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LLICOTT S, INC. .481 2217236				.*		De	Mari sign nsul	tants,Inc.
MH RIM: 171.57			,			192 East Main Stre Westminster, MD 21 OWNER: TIMOTHY CAI 3845 COLLEG ELLICOTT CIT	HILL E AVENUE	Phone: (410) 386-0560 Fax: (410) 386-0564 eMail: ddo@demariodesign.us DEVELOPER: S/A OWNER
(NE): 164.56 (AGE): 165.11						SITE ADDR 3845 COLLEG ELLICOTT CIT	E AVENUE	
							-3 & OPEN	HILL RLOOK SPACE LOTS 4 AND 5 EST TIONI DI ANI
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			LEON	ARD M. WRA	BEL RPF# 192	PARCEL #: ZONE / USE DWG. SCAL	:R-ED	DDC JOB#: 05027.1 SHEET NUMBER: 2 of 4

F-06-115

2 of 4



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FOREST CONSERVATION WORKSHEET	
I. BASIC SITE DATA	
Gross Site Area	2.04 Acres
Area within 100 yr. floodplain	0
Area within Ag Us or Preservation Parcel	0
Net Tract Area	2.05 Acres
Land Use Category	R-S
II.	
A.Net Tract Area	2.04 Acres
B. Reforestation Threshold (20% X A)	0.41 Acres
C. Afforestation Threshold (Net Tract Area X 15%	
D. Existing Forest Cover within Net Tract Area:	1.13 Acres
E. Forest Area to be cleared	
F. Forest Areas to be retained	0.23 Acres

III. Determining Requirements: Afforestation or Reforestation

1. Reforestation If existing forest is equal or exceeds the afforestation minimum(if D equals or is more than C) and clearing of forest is proposed, reforestation requirements may apply. Go to Section IV

If existing forest areas equal or exceed the afforestation minimum(if D equals or is more than C) and no clearing of existing forest resources is proposed, no reforestation is required. No further calculations needed.

2. Afforestation If existing forest areas are less than the afforestation minimum(if D is less than C), afforestation requirements apply. Go to Section V

IV. Reforestation Calculations	
A.Net Tract Area	2.035 Acres
B. Reforestation Threshold (20% X A)	0.41 Acres
D. Existing Forest Cover within Net Tract Area:	1.13 Acres
E. Forest Area to be cleared	0.90 Acres
F. Forest Areas to be retained	0.23 Acres
G. Forest Areas Cleared Above Reforestation threshold	0.72 Acres
(D-F, if F equals or is greater than B, Alternate 1)	
(D-B, if F is less than B, Alternate 2)	
H. Forest Areas cleared Below Reforestation Threshold	0.18
(B-F, if applicable)	
Clearing Delow the Threehold	

Clearing Below the Threshold If forest areas to be retained are less than the reforestation threshold (if F is less then B), the following conditions apply

Reforestation for clearing above the threshold.		0.18 ACRES
GX		
Reforestation for clearing below the threshold		0.36 ACRES
HX2		
otal Reforestation required		0.54 ACRES
(G x 1)+(H x 2)		
Note: We are requesting payment of a fee-in-lieu	u for	

Forest Conservation obligations not met onsite.

RETENTION AREAS AND PRIORITY RATINGS Net Tract Area: 2.04 AC.

STAND ACKER				
STAND EXISTI	NG R	ATING	REMOVAL	RETAIN
F-1	1.13 AC	Priority-high	0.90AC.	0.23 AC.

Stand F-1 is a priority area due to steep slopes

FOREST CONSERVATION PLAN NARRATIVE

When applying the forest stand delineation to this project care was given to minimize forest disturbance, since initial submittal forest clearing has been greatly reduced. SPECIMEN TREE CHART

NO.	DBH	CRZ	SPECIE	CONDITION/RETAIN
1*	56"	84'	Fraxinus Pennsylvania	Poor/YES
2	34"	51'	Fraxinus Pennsylvania	Fair/NO
3	50"	75'	Aesculus hippocasteanum	Poor/NO
4	36"	54'	Acer saccharinum	Fair/NO
5*	32"	48'	Fraxinus pennsylvanica	Poor/YES
6*	40"	60'	Platanus occidentalis	Poor/YES
7*	64"	96'	Quercus alba	Poor/YES

These trees (# 1,#5,#6 and #7, will be posted with specimen tree signs, 2, per tree. Trees #2, #3, and #4 will be removed due to location of drive, home site and grading. Tree # 1&5 will be protected during construction activity by tree protection fence.

FOREST PROTECTION PLAN

The permanent forest protection device, Forest Conservation Area Signs posted as noted on plan sheet, posted approximately 4-feet off the ground on metal posts, affix with metal bolts. This protection device will be installed prior to any construction activity. Grading will not occur near areas designated for retention. Signs are not to be put on trees!!!

No construction equipment, machinery, vehicle, materials or excessive pedestrian traffic will be allowed in the retention area. Entrance to the area will be allowed for inspection or Corrective measures only.

To help reduce the possibility of disturbance within an identified retention, protection area, a pre-construction meeting will take place after the boundaries of the L.O.D. have been staked and flagged and the forest protection devices have been installed. The employees of the construction crew will be informed of the importance of the trees slated for retention. During the pre-construction meeting the temporary parking location, stockpile area, staging and fueling area will be shown to all personnel.

NOTE; Wash-Out Area is designated in driveways or to be taken off site.

PUBLIC	WORKS
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	6-22-07 DATE
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	6/27/07
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PROTECTION DEVICES:

a. Stress reduction b. Removal of dead or dying trees: this may be done only if trees pose an immediate safety hazard.

FOREST PROTECTION MEASURES/NOTES 1. The Forest Conservation Easement area shall be protected by "Forest Conservation Area Do Not Disturb" signs and

fencing as noted on plan. grading or land clearing.

Permanent.

prohibited. 6. No equipment, machinery, vehicles, materials or excessive pedestrian traffic shall be allowed within protected

areas. 7. Pre Construction meeting: After the boundaries have been staked and flagged and before any disturbance, the developer, contractor or project manager and local inspector shall attend. Temporary parking, stockpile, staging and fueling area will be shown to all personnel. 8. Any changes made to the Forest Conservation Plan due to On-Site conditions shall be made in consultation with a representative of the Howard County DPZ (410) 313-2323. 9. Any Forest Conservation Easement (FCE) Area shown hereon is subject to protective covenants which may be found in the Land Records of Howard County which restricts the

disturbance and use of these areas. 10. There shall be NO, clearing, grading, construction or disturbance of vegetative cover, paving or new structures shall be permitted in the limits of wetlands, streams or their required buffers, floodplain and forest conservation easement areas.

The Forest Conservation Easement area will be protected with appropriate signs and the retention forest area will be placed in a Forest Conservation Easement in perpetuity.

POST-CONSTRUCTION PHASE

The following measures shall be taken when appropriate: 1.Corrective measures if damages were incurred due to negligence:

2. Removal of temporary structures: the following minimum standards shall be observed during the removal of temporary structures.

a. No burial of discarded materials will occur on-site within the conservation area. b. No open burning within 100 feet of a wooded area.

c. All temporary forest protection structures will be removed after construction.

d. Follow procedures in Maintenance and Management agreement. e. Education Plan must be provided to site residents or occupants which identifies the Forest Conservation Area and describes the proper use and protection of the area.. The need for the Developer to carry our post-construction management and the conveyance of the Forest Conservation Area and the transfer of long-term responsibilities to the fee-simple owner of the Forest Conservation Areas shown on Plan

2. All protection devices shall be in place prior to any

3. All protection devices shall remain in place until all construction has ceased in immediate area, the Forest Conservation Area-Do Not Disturb" signs shall be

4. Devices shall be maintained throughout construction. 5. Attachment of signs or any other object, to trees is

11. Follow Forest Conservation Maintenance Agreement

NOTES

I. PLEASE NOTE THAT THE LIMIT OF FOREST CLEARING ON THIS PLAN INCLUDES ALL FOREST ON THE SITE THAT WILL NOT BE PLACED INTO A FOREST CONSERVATION EASEMENT

E TOPOGRAPHY SHOWN HEREON WAS FIELD RUN DEMARIO DESIGN CONSULTANTS, INC. IN MAY, 5. THE BOUNDARY SHOWN HEREON IS BASED ON



DEVELOPER:

S/A OWNER

eMail: ddc@demariodesign.us

192 East Main Street Westminster, MD 2115 OWNER:

TIMOTHY CAHILL 3845 COLLEGE AVENUE ELLICOTT CITY, MD 21043

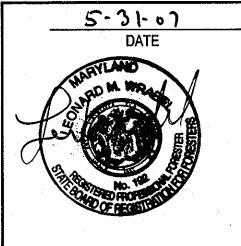
SITE ADDRESS: 3845 COLLEGE AVENUE ELLICOTT CITY, MD 21043

CAHILL OVERLOOK LOTS 1-3 & OPEN SPACE LOTS 4 AND 5 FOREST CONSERVATION PLAN

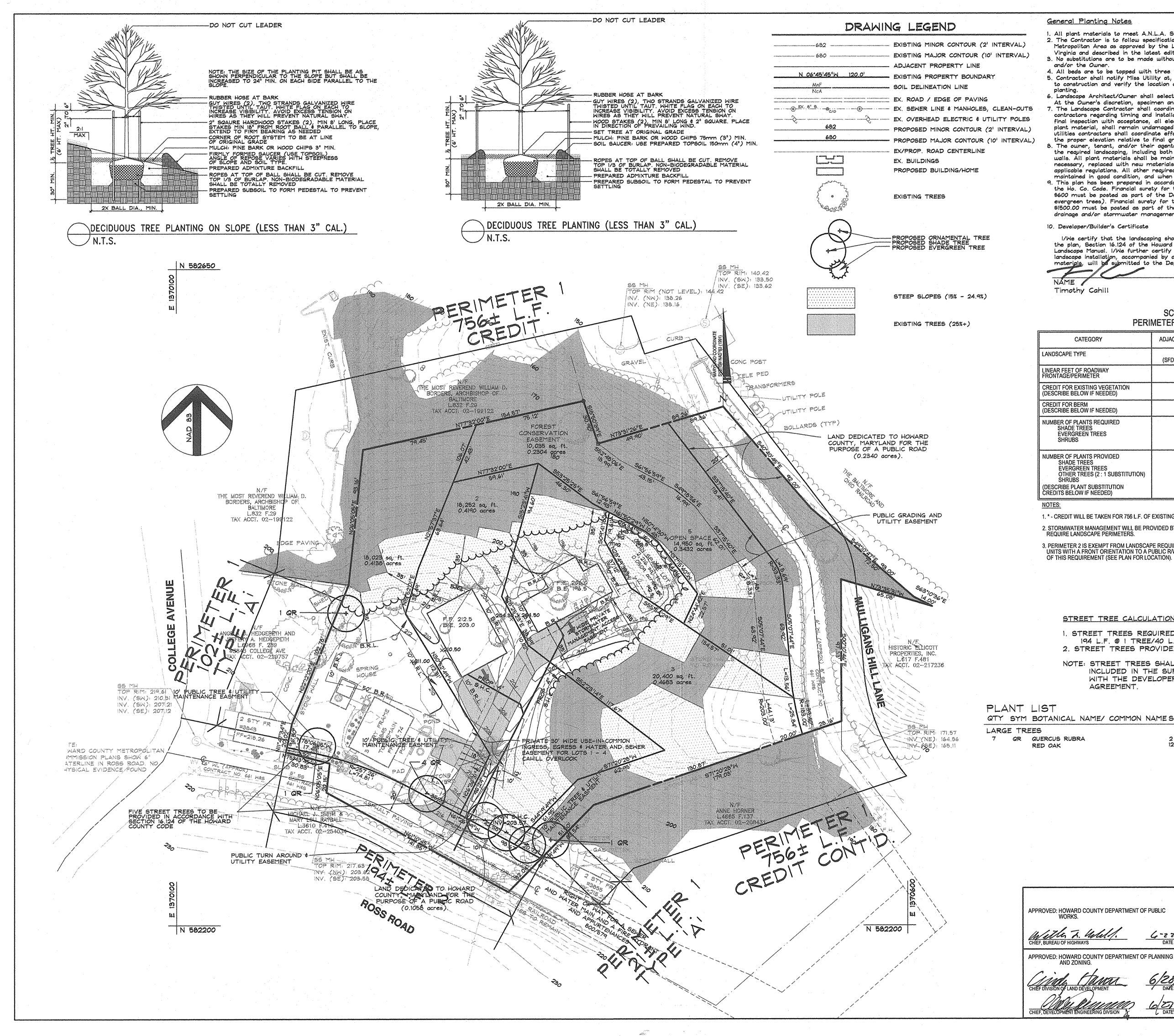
HOWARD COUNTY, MD 2ND ELECTION DISTRICT

	REVISIO	NS				
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NO.	DESCRIPTION OF CHAN	NGES	DRN.	REV.	DATE	
CO.	FILE #: F-06-115	DES. BY:	JAI	<u>.</u>		
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TA)	(MAP: 25A	CHK. BY: AJS/MLE				
BLC	DCK / GRID: 24	DATE: 2/23/2007				
PAI	RCEL#: 329	DDC JOB#: 05027.1				
ZO	NE / USE: R-ED	SHEET NUMBER:				
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			F-00	5-115	5	

PLAN PREPARED WITH MAR-LEN ENVIRONMENTAL 275 BARNHART ROAD WESTMINSTER, MD 21158 (410) 857-2322



LEONARD M. WRABEL RPF# 192



448

General Planting Notes

I. All plant materials to meet A.N.L.A. Standards.

2. The Contractor is to follow specification guidelines for Baltimore & Washington Metropolitan Area as approved by the L.C.A. of Maryland, Washington D.C., & Virainia and described in the latest edition of "Landscape Specifictaion Guidelines." 3. No substitutions are to be made without the consent of the Landscape Architect and/or the Owner.

4. All beds are to be topped with three (3) inches of hardwood mulch.
5. Contractor shall notify Miss Utility at, 1 (800) 257-7777, at least 72 hours prior to construction and verify the location of all utilities with the Owner before planting.

6. Landscape Architect/Owner shall select, verify, and/or approve all plant material. At the Owner's discretion, specimen and other plant material may be selected. 7. The Landscape Contractor shall coordinate with the general, lighting, & irrigation contractors regarding timing and installation of plant material. At the time of final inspection with acceptance, all electric, water & drainage utilities, as well as plant material, shall remain undamaged. Likewise, the Landscape Contractor and utilities contractors shall coordinate efforts to ensure that surface utilities are at the proper elevation relative to final grades.

8. 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. 9. This plan has been prepared in accordance with the provisions of Section 16.124 of the Ho. Co. Code. Financial surety for the required landscaping in the amount of \$600 must be posted as part of the Developer's Agreement (2 shade trees, 0 evergreen trees). Financial surety for the required street trees in the amount of \$1500.00 must be posted as part of the Developer's Agreement for roads, storm drainage and/or stormwater management (5 shade trees, 0 evergreen trees).

10. Developer/Builder'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, a certification of landscape installation, accompanied by an executed one-year guarantee of the plant materials, will be submitted to the Department of Planning and Zoning.

NĂME Timothy Cahill

> SCHEDULE A PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO ROADWAYS	ADJACENT TO PERIMETER PROPERTIES
DSCAPE TYPE	PERIMETER 2 (SFD - FRONT ORIENTATION)	PERIMETER 1 * TYPE 'A'
AR FEET OF ROADWAY NTAGE/PERIMETER	194 L.F.	879 L.F. TOTAL
DIT FOR EXISTING VEGETATION SCRIBE BELOW IF NEEDED)	N/A	756 L.F.
DIT FOR BERM SCRIBE BELOW IF NEEDED)	N/A	N/A
IBER OF PLANTS REQUIRED SHADE TREES EVERGREEN TREES SHRUBS	N/A	2 0 0
IBER OF PLANTS PROVIDED SHADE TREES EVERGREEN TREES OTHER TREES (2 : 1 SUBSTITUTION) SHRUBS SCRIBE PLANT SUBSTITUTION DITS BELOW IF NEEDED)	N/A	2 0 0 0

WORKS.

AND ZONING.

1.* - CREDIT WILL BE TAKEN FOR 756 L.F. OF EXISTING TREES TO REMAIN ON THIS PERIMETER. 2. STORMWATER MANAGEMENT WILL BE PROVIDED BYSUB-SURFACE/NON-STRUCTURAL MEANS AND WILL NOT REQUIRE LANDSCAPE PERIMETERS.

3. PERIMETER 2 IS EXEMPT FROM LANDSCAPE REQUIREMENTS AS IT REPRESENTS SINGLE FAMILY DETACHED UNITS WITH A FRONT ORIENTATION TO A PUBLIC R/W. STREET TREES HAVE BEEN PROVIDED INDEPENDENTLY OF THIS REQUIREMENT (SEE PLAN FOR LOCATION).

STREET TREE CALCULATIONS:

. STREET TREES RE 194 L.F. @ 1 TRE 2. STREET TREES P	E/40 L.F.	
NOTE: STREET TREE INCLUDED IN WITH THE DEV AGREEMENT.	THE SURETY POSTED	
AL NAME/ COMMON	NAME SIZE	REMARKS
RUBRA	2 I / 2" - 3" CAL. 12' - 14' HT.	8 \$ 8
	8	

6-22-07 DATE

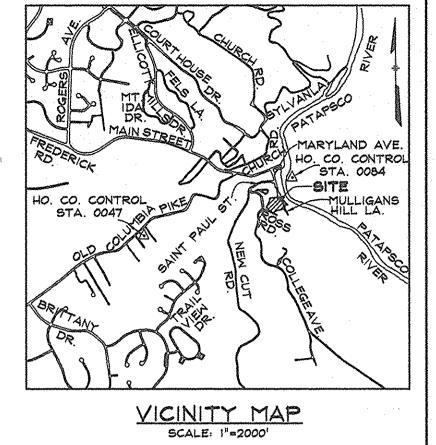
6/27/07 DATE

02/23/2007

OF MA

ANDREW J. STINE

LANDSCAPE ARCHITECT NO. 3222



DESIGN CONSULTANTS, INC. IN MAY, BOUNDARY SHOWN HEREON IS BASED ON PERFORMED BY HICKS ENGINEERING IN 1999 AND IS TIED TO MARYLAND NAD ATES BY DEMARIO DESIGN

DeMari	DeMario				
Design					
Consult	ants, Inc.				
192 East Main Street Westminster, MD 21157	Phone: (410) 386-0560 Fax: (410) 386-0564 eMail: ddc@demariodesign.us				
OWNER: TIMOTHY CAHILL 3845 COLLEGE AVENUE ELLICOTT CITY, MD 21043	DEVELOPER: S/A OWNER				
SITE ADDRESS: 3845 COLLEGE AVENUE ELLICOTT CITY, MD 21043					
CAHILL OVERLO OPEN SPACE L LANDSCA & DET	PE PLAN AILS				
2ND ELECTION DISTRICT	HOWARD COUNTY, MD				
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TAX MAP: 25 A	CHK. BY: AJS				
BLOCK / GRID: 24	DATE: 02/23/2007				
PARCEL #: 329	DDC JOB#: 05027.1 SHEET NUMBER:				
ZONE / USE: R-ED					
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F-06-115