

SHEET INDEX	
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4	GRADING & SEDIMENT CONTROL PLAN

ENVIRONMENTAL CONCEPT PLAN

SAMUEL'S GRANT

**LOTS 1 - 25, OPEN SPACE LOTS 26 - 29,
BUILDABLE BULK PARCEL 'A' AND
NON-BUILDABLE BULK PARCELS 'B' & 'C'
ZONING: R-20**

**TAX MAP No. 37, GRID No. 5, 11 & 12
PARCEL Nos. 104 AND 94**

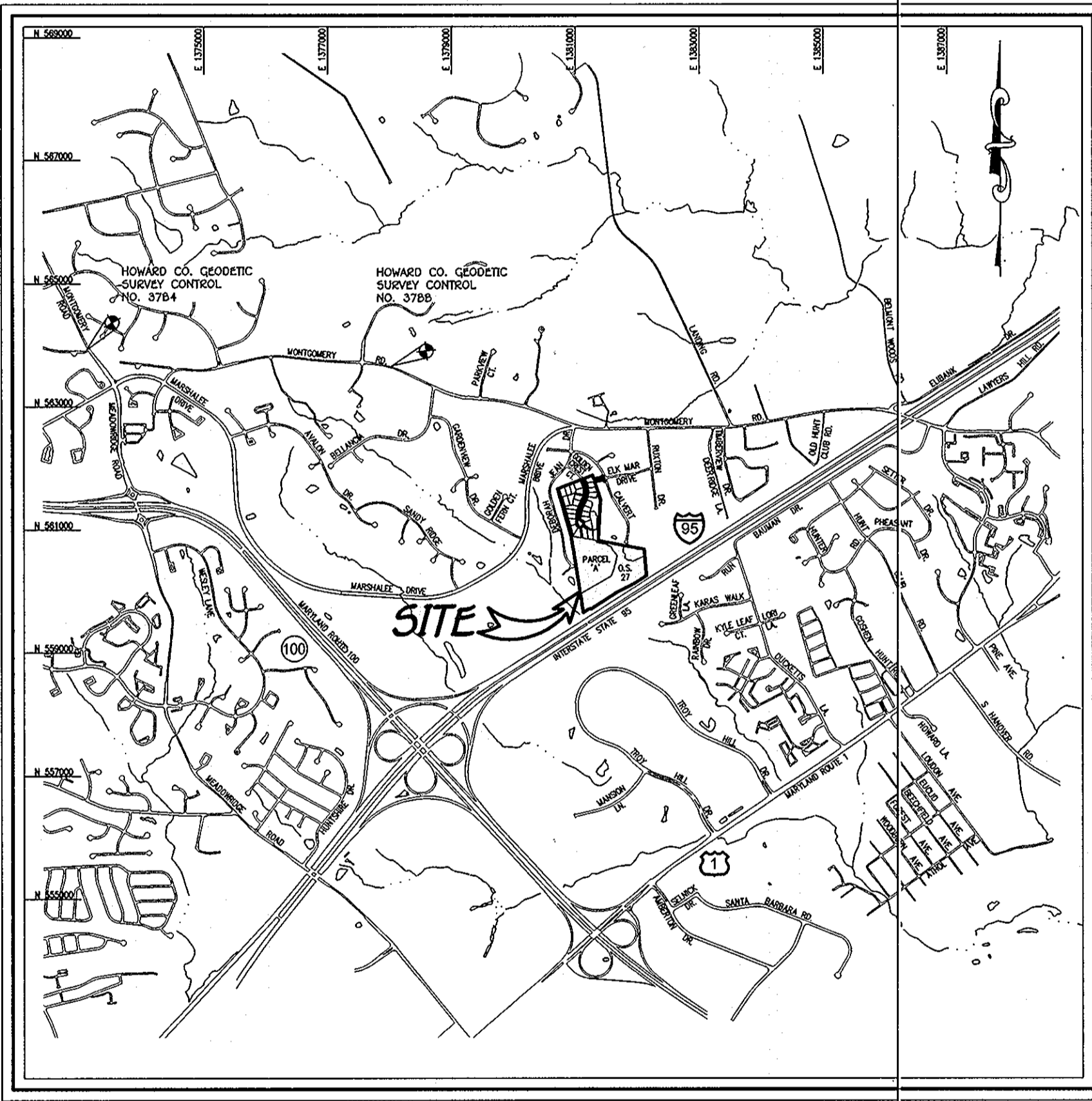
APPROVED: DEPARTMENT OF PLANNING AND ZONING

John Deane 12/01/10
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

William R. ... 12/01/10
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

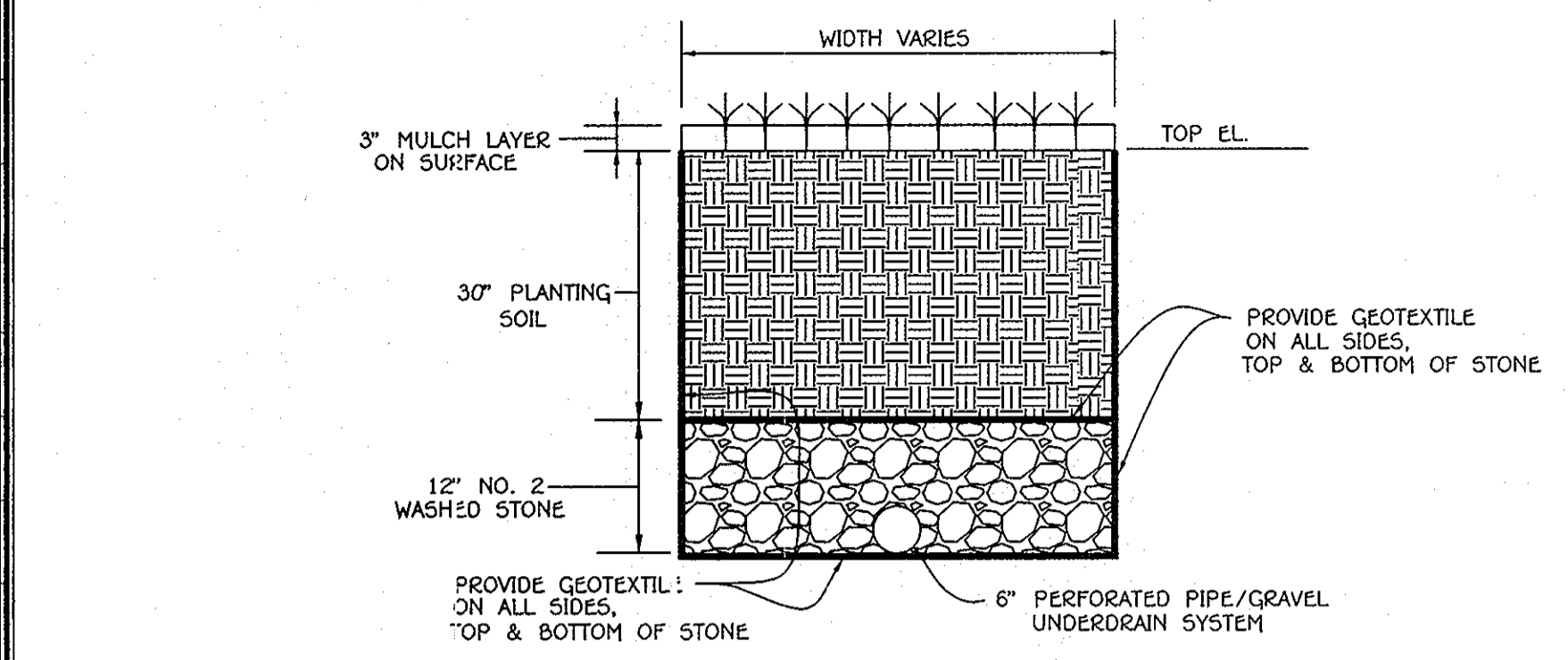
GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
 - THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS / BUREAU OF ENGINEERING / CONSTRUCTION INSPECTION DIVISION AT 110-313-1880 AT LEAST (3) WORKING DAYS PRIOR TO THE START OF WORK.
 - THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
 - TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
 - THIS SUBDIVISION PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE 2004 ZONING REGULATIONS PER COUNCIL BILL NO. 45-2003 AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL NO. 75-2003 NAD THE COMP LITE ZONING REGULATION AMENDMENTS EFFECTIVE 7/28/06. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS OR PARCELS MUST COMPLY WITH SETBACKS AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF A BUILDING OR GRADING PERMIT APPLICATION.
 - COORDINATES BASED ON NAD'83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 3784 AND NO. 3788.
 - HOWARD COUNTY MONUMENT NO. 3784 - N 563928.5559, E 1373109.1034
 - HOWARD COUNTY MONUMENT NO. 3788 - N 563663.415, E 1378040.471
 - SUBJECT PROPERTY ZONED R-20 PER 02/02/04 COMPREHENSIVE ZONING PLAN.
 - BACKGROUND INFORMATION:
 - SUBDIVISION NAME: SAMUEL'S GRANT
 - TAX MAP NO. 37
 - PARCELS NOS. 104 AND 94
 - ZONING R-20
 - ELECTION DISTRICT: FIRST
 - GROSS AREA OF TRACT = 34.02 ACRES
 - NUMBER OF BUILDABLE LOTS: 25
 - NUMBER OF OPEN SPACE LOTS: 4
 - NUMBER OF BUILDABLE BULK PARCELS: 1
 - NUMBER OF NON-BUILDABLE BULK PARCELS: 2
 - AREA OF BUILDABLE LOTS: 7.599 ACRES
 - AREA OF OPEN SPACE LOTS: 13.712 ACRES
 - AREA OF BUILDABLE BULK PARCELS: 10.214 ACRES
 - AREA OF NON-BUILDABLE BULK PARCELS: 1.441 ACRES
 - AREA OF ROADWAY TO BE DEDICATED: 1.054 ACRES
 - PREVIOUS FILE NUMBERS: N/A
 - AREA OF FLOODPLAIN = 1.84 ACRES
 - AREA OF 25% OR GREATER SLOPES = 0.290 ACRES
 - NET AREA OF TRACT = 31.882 AC.
- OPEN SPACE REQUIREMENTS:
 - AREA OF OPEN SPACE REQUIRED = (34.02 x 0.40) = 13.608 ACRES
 - AREA OF OPEN SPACE PROVIDED = 13.712 ACRES (13.608 ACRES CREDITED)
 - RECREATIONAL OPEN SPACE REQUIRED: (200 SQ.FT. PER UNIT) = 5,000 SQ.FT.
 - RECREATIONAL OPEN SPACE PROVIDED = 5,000 SQ.FT.
- ALL FILL AREAS WITHIN ROADWAYS AND UNDER STRUCTURES SHALL BE COMPACTED TO A MINIMUM OF 95% COMPACTION OF AASHTO T-180.
 - NOISE STUDY WAS PREPARED BY MARS GROUP DATED SEPTEMBER, 2009. THE 650BA NOISE CONTOUR LINE DRAWN ON THIS PLAN IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL CHAPTER 5, REVISED FEBRUARY, 1992, AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 650BA NOISE EXPOSURE. THE 650BA NOISE LINE WAS ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
 - WATER IS PUBLIC (CONTRACT NO. 14-3517-D AND 14-3120-D)
 - SEWER IS PUBLIC (CONTRACT NO. 14-3517-D AND 14-3120-D)
 - SOILS INFORMATION TAKEN FROM SOIL SURVEY MAP NO. 26, HOWARD COUNTY, MARYLAND.
 - EXISTING STRUCTURES LOCATED ON SITE ARE TO BE KEPT AS SHOWN ON PLAN.
 - BOUNDARY OUTLINE BASED ON FIELD SURVEY PERFORMED BY FISHER COLLINS AND CARTER, INC. DATED MARCH, 2008.
 - TOPOGRAPHIC CONTOURS BASED ON AERIAL SURVEY PERFORMED BY HARFORD AERIAL SURVEYS, INC. DATED JANUARY, 2008.
 - THERE IS ONE AREA OF STEEP SLOPES LOCATED ON THIS PROPERTY AS DEFINED BY THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, SECTION 16.116.B., (0.290 AC.).
 - STORMWATER MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH THE 2007 MDE, CHAPTER 5 REGULATIONS AND THE LATEST HOWARD COUNTY DESIGN MANUAL, VOL. I, CHAPTER 5 ADOPTED ON OR AROUND MAY 4, 2010. RECHARGE VOLUME WILL BE PROVIDED THROUGH THE USE OF STONE RESERVOIRS UNDER THE PROPOSED RAIN GARDENS, WATER QUALITY AND CHANNEL PROTECTION VOLUME WILL BE PROVIDED BY ROOFTOP DISCONNECTION AREAS, DRIVELLS, RAINGARDENS, PERMEABLE PAVEMENT, BIO-RETENTION FACILITIES ALONG THE ROADWAY AND AN ON-LINE ENHANCED FILTERS IN THE FORM OF AN M200-POLY EXTENDED DETENTION POND. OVERSINK FLOOD PROTECTION VOLUME AND EXTREME FLOOD VOLUMES ARE NOT REQUIRED FOR THIS SITE. THE STORMWATER MANAGEMENT FACILITY WILL BE PRIVATELY OWNED BY H.O.A. AND JOINTLY MAINTAINED BY H.O.A. AND HOWARD COUNTY.
 - SPECIMEN TREES ARE LOCATED WITHIN THE SITE BUT ARE LOCATED ON THE FUTURE LOT AREA. THEREFORE WE ARE NOT DISTURBING ANY SPECIMEN TREES WITH THIS CURRENT DEVELOPMENT PLAN.
 - FLOODPLAIN STUDY SHOWN HEREON IS BASED ON DELINEATION PROVIDED BY FISHER, COLLINS & CARTER, INC. UTILIZING FLOWN AERIAL SURVEY.
 - THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY MARS GROUP DATED SEPTEMBER, 2009.
 - THE FOREST CONSERVATION ACT REQUIREMENTS FOR THIS PROJECT WILL BE MET THROUGH THE RETENTION OF 1.60 ACRES OF ON-SITE FOREST AND THE PLANTING OF 10.19 ACRES OF FOREST ON-SITE. SURETY REQUIREMENT = (1.60 AC. X 43,560 SF. X 0.20 PER SF) = \$13,940.00 + (10.19 X 43,560 X 0.50 PER SF) = \$221,939.00. TOTAL SURETY = \$235,879.00
 - "No Clearing, Grading Or Construction Is Permitted Within The Forest Conservation Easement; However, Forest Management Practices As Defined In The Deed Of Forest Conservation Easement Are Allowed."
 - THE GEOTECHNICAL REPORT FOR THIS PROJECT WAS PREPARED BY HILLIS CARNES ENGINEERING ASSOCIATES, INC. DATED MARCH 1, 2010.
 - THE FOREST STAND DELINEATION AND WETLAND DELINEATION FOR THIS PROJECT WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. DATED MAY 5, 2010.
 - THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
 - FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND THE ROAD R/W LINE AND NOT THE PIPESTEM LOT DRIVEWAY.
 - NO CEMETERIES OR HISTORIC STRUCTURES EXIST WITHIN THIS SUBDIVISION.
 - THE LANDSCAPE SURETY IN THE AMOUNT OF \$ 15,600.00 FOR PERMETER LANDSCAPE REQUIREMENTS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL WILL BE POSTED WITH THE DEVELOPER'S AGREEMENT FOR THIS SUBDIVISION. FINANCIAL SURETY FOR THE REQUIRED STREET TREES WILL BE POSTED AS PART OF THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$12,000.00.
 - STREET LIGHTS WILL BE PROVIDED IN THIS DEVELOPMENT IN ACCORDANCE WITH THE DESIGN MANUAL STREET LIGHT PLACEMENT AND THE TYPE OF FIXTURE AND POLE SELECTED SHALL BE IN ACCORDANCE WITH THE LATEST HOWARD COUNTY DESIGN MANUAL VOLUME III (1993) AND AS MODIFIED BY "GUIDELINES FOR STREET LIGHTS IN RESIDENTIAL DEVELOPMENTS (JUNE 1993)." THE JUNE 1993 POLICY INCLUDES GUIDELINES FOR LATERAL AND LONGITUDINAL PLACEMENT. A MINIMUM SPACING OF 20' SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND ANY TREE.
 - SIGN POSTS: ALL SIGN POST USED FOR TRAFFIC CONTROL SIGNS INSTALLED IN THE COURSE RIGHT OF WAY SHALL BE MOUNTED ON A 2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE POST (14 GAUGE) INSERTED INTO A 2-1/2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE SLEEVE (12 GAUGE) - 3' LONG. A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON TOP OF EACH POST.
 - DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:
 - WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE)
 - SURFACE - SIX (6") INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
 - CEMETERIES - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45 TURNING RADIUS.
 - STRUCTURES (CULVERTS/BRIDGES) CAPABLE OF SUPPORTING 25 GROSS TONS (H 25 LOADING).
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 - STRUCTURE CLEARANCES - MINIMUM 12 FEET.
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
 - ALL EXISTING ON-SITE WELLS AND SEPTIC SYSTEMS WILL BE ABANDONED BY A LICENSED WELL DRILLER AND STATE FORMS SUBMITTED AS DOCUMENTATION PRIOR TO FINAL PLAT SIGNATURE.
 - NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE WETLANDS, STREAM OR THEIR REQUIRED BUFFERS.
 - THIS PLAN IS SUBJECT TO A DESIGN MANUAL WAIVER FROM SECTION 2.4.D. OF HOWARD COUNTY DESIGN MANUAL VOLUME III AND DETAIL R-1.02 OF DESIGN MANUAL VOLUME IV. THE PROPOSED WAIVER WAS DENIED ON MAY 28, 2010. THEREFORE WE ARE INDICATING A CLOSED DRIVE ROADWAY DESIGN.
 - BUILDABLE BULK PARCEL 'A' RESERVES THE RIGHT TO BE FURTHER SUBDIVIDED AND ACCESS WILL BE FROM GOLDEN CREST COURT, CALVEST DRIVE OR DEBORAH JEAN DRIVE.

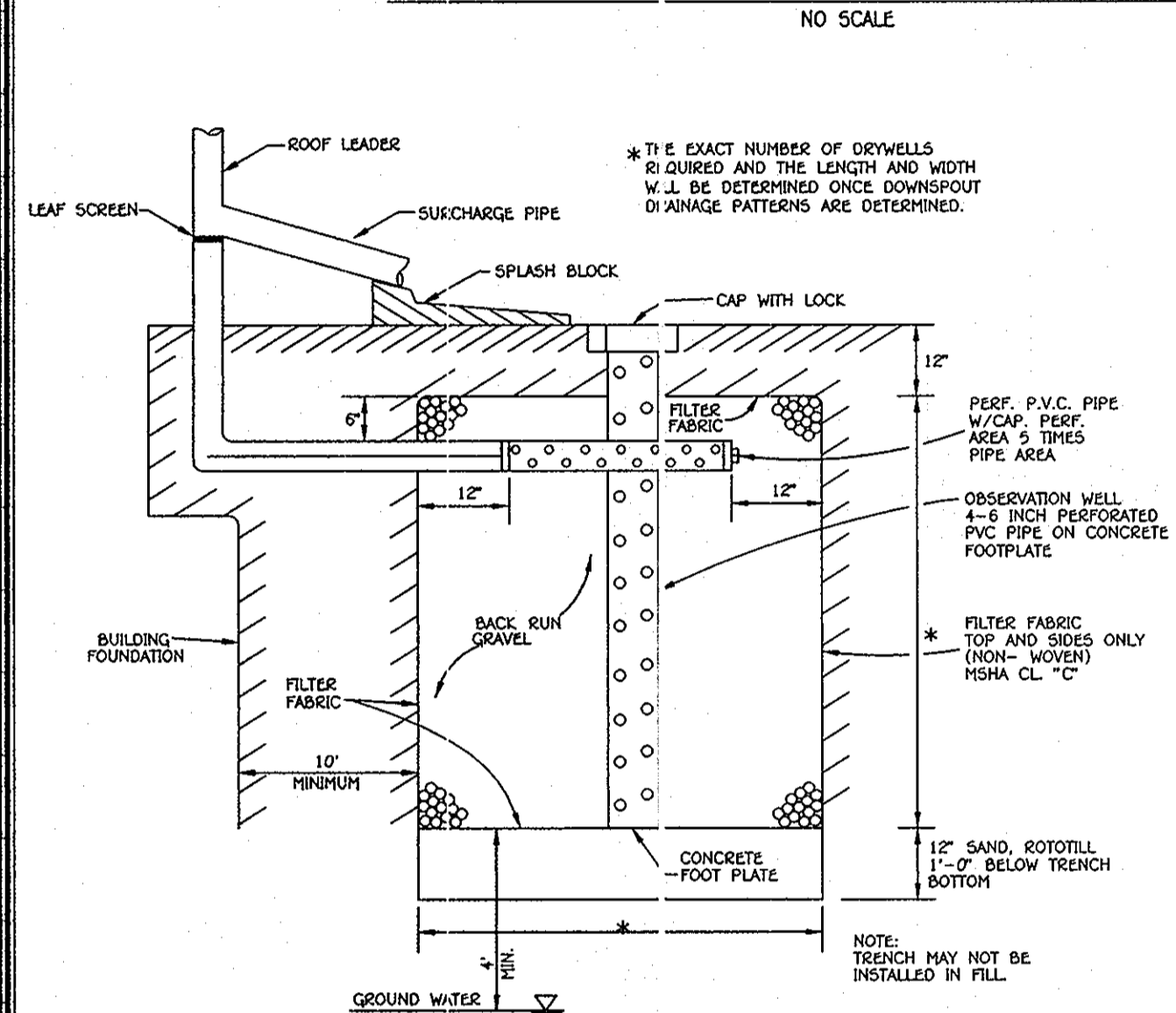


VICINITY MAP
SCALE: 1" = 2000'

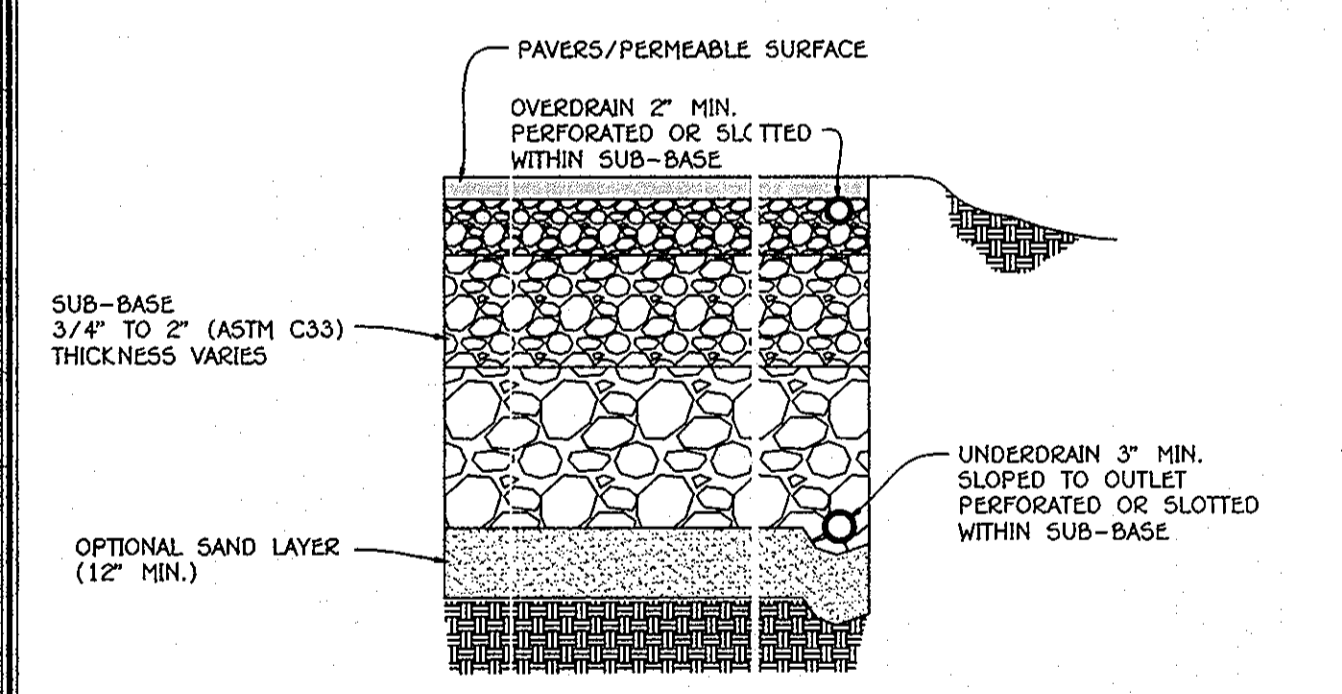
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND



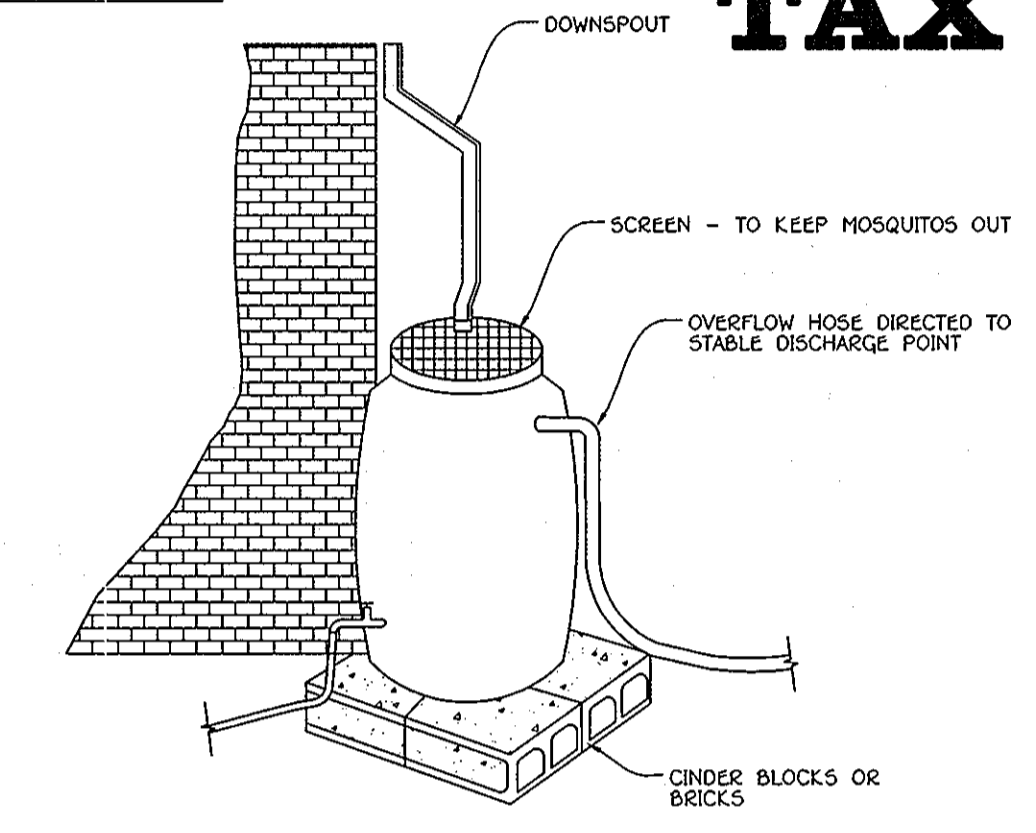
TYPICAL SECTION - BIO-RETENTION FACILITY (M-6)
NO SCALE



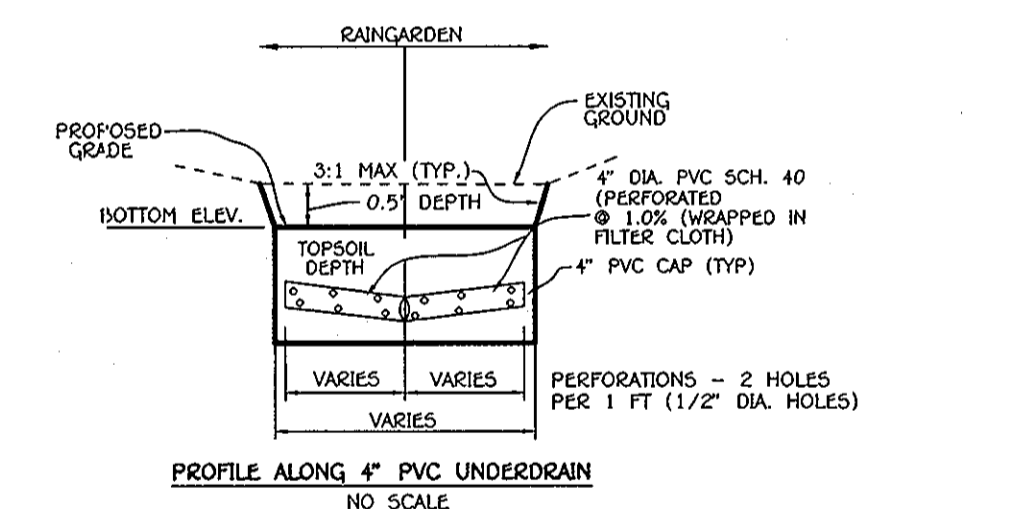
DRY WELL (M-5) DETAIL
NOT TO SCALE



TYPICAL DRIVEWAY SECTION - PERMEABLE PAVEMENT (A-2)
NO SCALE



RAIN BARREL (M-1) DETAIL
NOT TO SCALE



RAINGARDEN (M-7) DETAIL
NOT TO SCALE

LEGEND	
SYMBOL	DESCRIPTION
---492---	EXISTING CONTOUR 2' INTERVAL
---490---	EXISTING CONTOUR 10' INTERVAL
---492---	PROPOSED CONTOUR 2' INTERVAL
---490---	PROPOSED CONTOUR 10' INTERVAL
	RECREATIONAL OPEN SPACE
///	SLOPES (15% TO 24.9%)
~	EXISTING TREELINE
~	PROPOSED TREELINE
WB	WETLANDS BUFFER
WL	WETLANDS LIMITS
FP	FLOODPLAIN LIMITS

ESD NARRATIVE:

- THE EXISTING NATURAL RESOURCES ON-SITE CONSIST OF WETLANDS AND ASSOCIATED STREAM VALLEY IN ADDITION TO EXISTING WOODS. THESE RESOURCES ARE BEING PROTECTED BY UTILIZING THE REQUIRED WETLAND BUFFERS AND STREAM BUFFERS FOR THESE FEATURES. THE EXISTING WOODS ARE BEING PROTECTED IN ACCORDANCE WITH THE FOREST CONSERVATION MANUAL.
- THE SITE IMPROVEMENTS AND DEVELOPED AREA WILL MAINTAIN THE EXISTING DRAINAGE PATTERNS AS CLOSE AS POSSIBLE. NO STREAM IMPACTS ARE PROPOSED THAT WOULD ALTER ANY NATURAL FLOW PATTERNS.
- THE REDUCTION OF IMPERVIOUS AREA TYPICALLY EXPERIENCED IN R-20 ZONING WILL BE ACHIEVED THRU THE USE OF ALTERNATIVE SURFACES OR PERMEABLE PAVEMENT FOR THE PRIVATE DRIVEWAYS (LOTS 1-19 & 24-25). THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS WILL NOT ALLOW PERMEABLE PAVEMENT FOR PUBLIC ROADS AT THIS TIME.
- THE REQUIRED EROSION AND SEDIMENT CONTROL MEASURES WILL BE IN ACCORDANCE WITH THE LATEST MDE STANDARDS AND SPECIFICATIONS UTILIZING SEVERAL SEDIMENT TRAPS, EACH WITH SMALLER DRAINAGE AREAS TO AVOID THE USE OF ONE LARGE BASIN.
- THE PROPOSED ESD MEASURES SHOWN ON THIS PLAN HAVE MET THE REQUIRED PE FOR THIS SITE. NO ADDITIONAL CHAPTER 3 DEVICES ARE PROPOSED AS ALTERNATIVES TO THE CHAPTER 5 ESD MEASURES.

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
10722 BALDWIN ROAD, SUITE 210
BELTSVILLE, MD 21054
(410) 461-2222

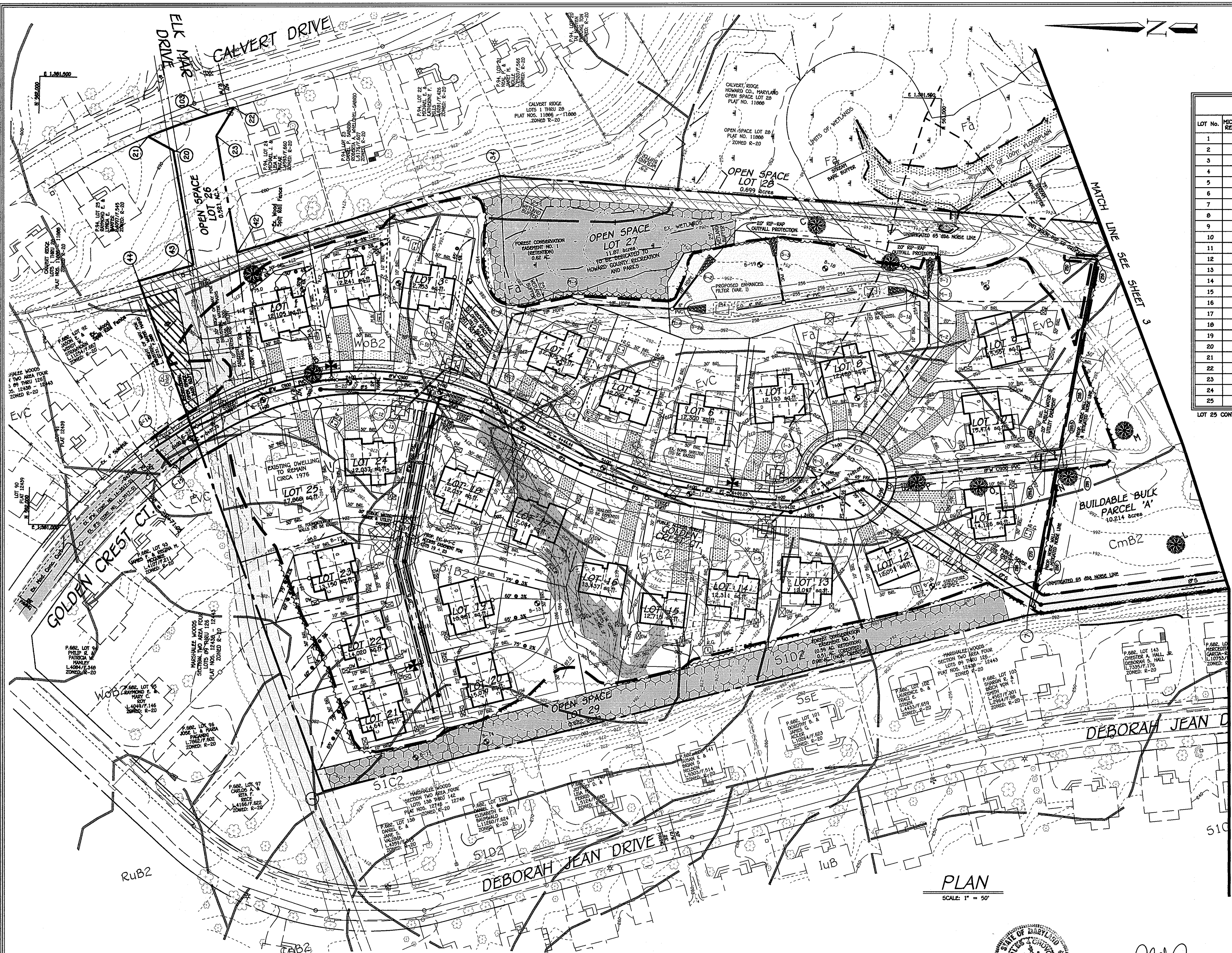
OWNER
Mr. David Pappalack
6532 Montgomery Road
Elkridge, Maryland 21075-5290

DEVELOPER
Corman Associates
C/O Mr. Ron Carter
1750 Daisy Road
Woodbine, Maryland 21797



Signature of Engineer: *Charles J. Crovo*
Date: 11/23/10
Professional certification, I hereby certify that these documents were prepared by me and I am a duly Licensed Professional Engineer under the laws of the State of Maryland, License No. 13325, Expiration Date 11-3-12.

ENVIRONMENTAL CONCEPT PLAN
SAMUEL'S GRANT
LOTS 1 - 25, OPEN SPACE LOTS 26 - 29,
BUILDABLE BULK PARCEL 'A' AND
NON-BUILDABLE BULK PARCELS 'B' & 'C'
ZONING: R-20
TAX MAP NO. 37, GRID No. 5, 11, & 12
PARCEL NO. 104 AND P/O PARCEL NO. 94
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DATE: NOVEMBER 29, 2010
SHEET 1 OF 4



STORMWATER MANAGEMENT PRACTICES

LOT NO.	MICRO BIO-RETENTION	DRY WELL	RAINGARDEN	PERMEABLE PAVING	ENHANCED FILTER	ROOFTOP DISCONNECTION	RAIN BARREL
1	X			X		X	X
2	X			X		X	X
3	X		X	X		X	X
4	X		X	X			
5	X		X	X			
6				X	X		
7				X	X		
8				X	X		
9		X		X			
10		X	X	X			
11		X	X	X			
12		X	X	X			
13		X	X	X			
14		X	X	X			
15		X		X			
16		X	X	X			
17		X	X	X			
18		X		X			
19		X				X	X
20		X				X	X
21		X				X	X
22		X				X	X
23		X				X	X
24		X		X		X	X
25				X			

LOT 25 CONTAINS EXISTING DWELLING

LEGEND

SYMBOL	DESCRIPTION
---492---	EXISTING CONTOUR 2' INTERVAL
---490---	EXISTING CONTOUR 10' INTERVAL
---492---	PROPOSED CONTOUR 2' INTERVAL
---490---	PROPOSED CONTOUR 10' INTERVAL
[Hatched Box]	RECREATIONAL OPEN SPACE
[Dotted Box]	SLOPES (15% TO 24.9%)
[Wavy Line]	EXISTING TREELINE
[Dashed Wavy Line]	PROPOSED TREELINE
[WB]	WETLANDS BUFFER
[WL]	WETLANDS LIMITS
[Dotted Box]	FLOODPLAIN LIMITS

ENVIRONMENTAL CONCEPT LEGEND

[Brick Pattern]	PERVIOUS PAVEMENT
DW [X]	DRYWELL
75' @ 4%	ROOFTOP DISCONNECTION
[R.G.]	RAINGARDEN
[M.B.]	MICRO BIO-RETENTION
[Line]	ROOF LEADER
[Circle]	RAIN BARREL
[Square]	BIO-RETENTION

PLAN
 SCALE: 1" = 50'

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 10272 BALTIMORE NATIONAL PIKE
 ELK RIDGE, MARYLAND 21042
 (410) 461-2895

OWNER
 Mr. David Pajlauckas
 6532 Montgomery Road
 Elkridge, Maryland 21075-5920

DEVELOPER
 Carman Associates
 C/o Mr. Ron Carter
 1750 Daisy Road
 Woodbine, Maryland 21797

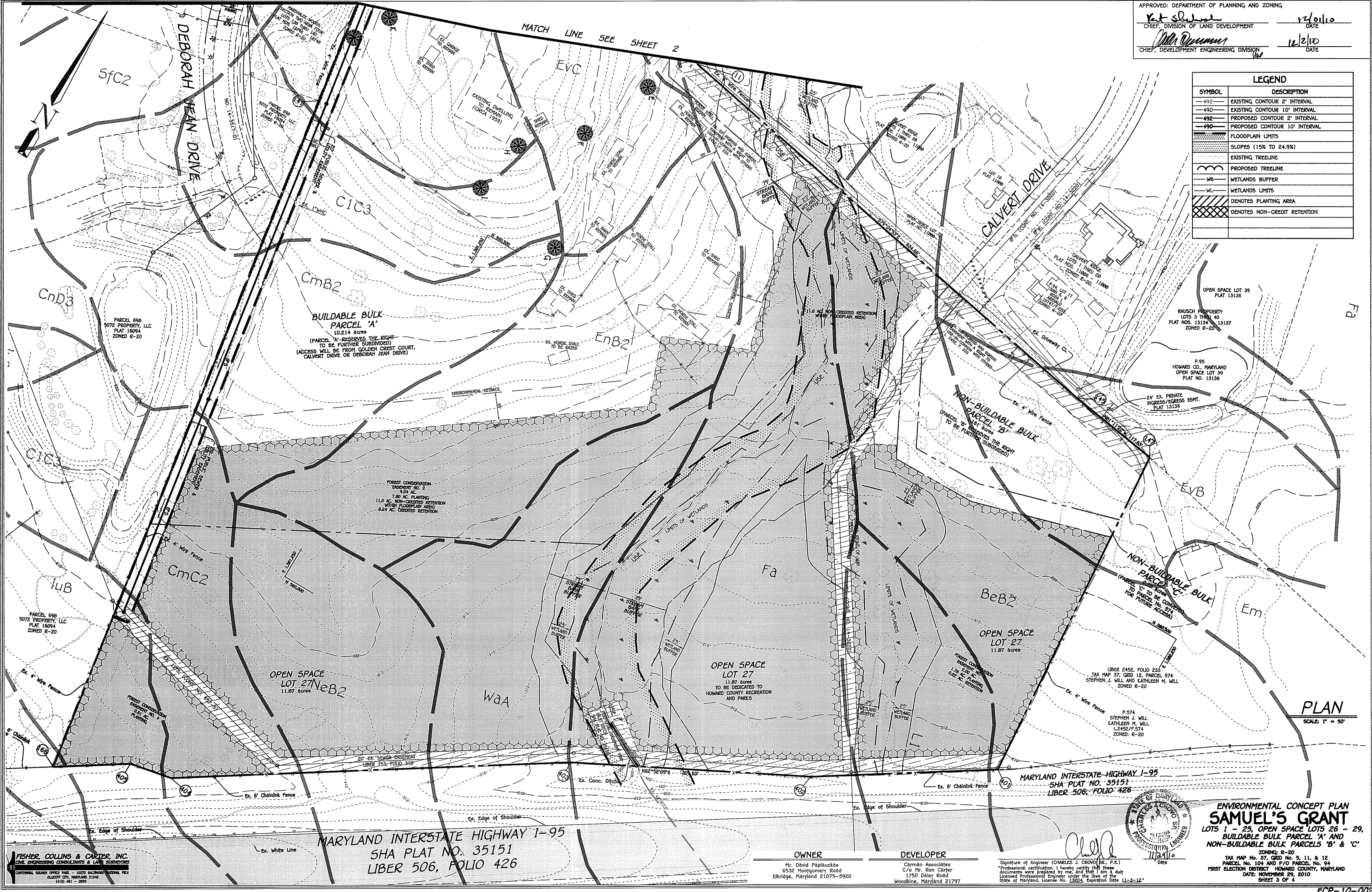


Charles V. Crowe Sr.
 Signature of Engineer (CHARLES V. CROWE SR., P.E.)
 11/29/10
 Date
 Professional certification. I hereby certify that these documents were prepared by me, and that I am a duly Licensed Professional Engineer under the laws of the State of Maryland, License No. 23222, Expiration Date 11-3-12.

ENVIRONMENTAL CONCEPT PLAN
SAMUEL'S GRANT
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 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 DATE: NOVEMBER 29, 2010
 SHEET 2 OF 4

LEGEND	
SYMBOL	DESCRIPTION
---492---	EXISTING CONTOUR 2' INTERVAL
---490---	EXISTING CONTOUR 10' INTERVAL
---492---	PROPOSED CONTOUR 2' INTERVAL
---490---	PROPOSED CONTOUR 10' INTERVAL
[Hatched Box]	FLOODPLAIN LIMITS
[Dotted Box]	SLOPES (15% TO 24.9%)
[Dashed Line]	EXISTING TREELINE
[Solid Line]	PROPOSED TREELINE
WB	WETLANDS BUFFER
WL	WETLANDS LIMITS
[Cross-hatched Box]	DENOTES PLANTING AREA
[Diagonal-hatched Box]	DENOTES NON-CREDIT RETENTION

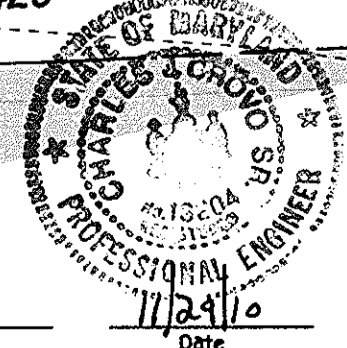


MARYLAND INTERSTATE HIGHWAY I-95
 SHA PLAT NO. 35151
 LIBER 506, FOLIO 426

OWNER
 Mr. David Paplucak
 6532 Montgomery Road
 Elkridge, Maryland 21075-9920

DEVELOPER
 Carman Associates
 C/o Mr. Ron Carter
 1750 Daisy Road
 Woodbine, Maryland 21797

Signature of Engineer (CHARLES J. CROVO JR., P.E.)
 Professional certification, I hereby certify that these documents were prepared by me, and that I am a duly Licensed Professional Engineer under the laws of the State of Maryland, License No. 13824, Expiration Date 11-3-12.



ENVIRONMENTAL CONCEPT PLAN
SAMUEL'S GRANT
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 SHEET 3 OF 4

FISHER, COLLINS & CARTER, INC.
 CIVIL, ENGINEERING CONSULTANTS & LAND SURVEYORS
 10000 SQUAD OFFICE PARK - 10770 BALDWIN ROAD, 102
 ELICOTT CITY, MARYLAND 21042
 (410) 461-2899

