

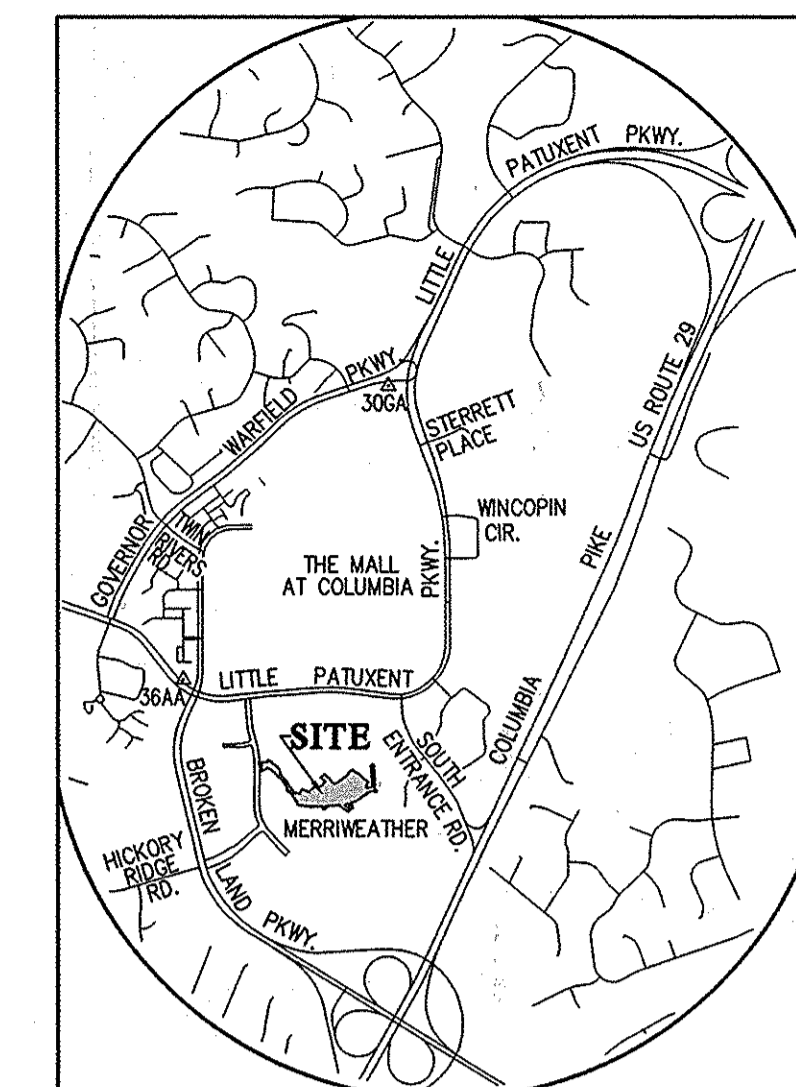
ENVIRONMENTAL CONCEPT PLAN

MERRIWEATHER POST PAVILION & MERRIWEATHER PARK AT SYMPHONY WOODS

TOWN CENTER, SECTION 1, LOT 13

MERRIWEATHER-SYMPHONY WOODS NEIGHBORHOOD, LOT 1

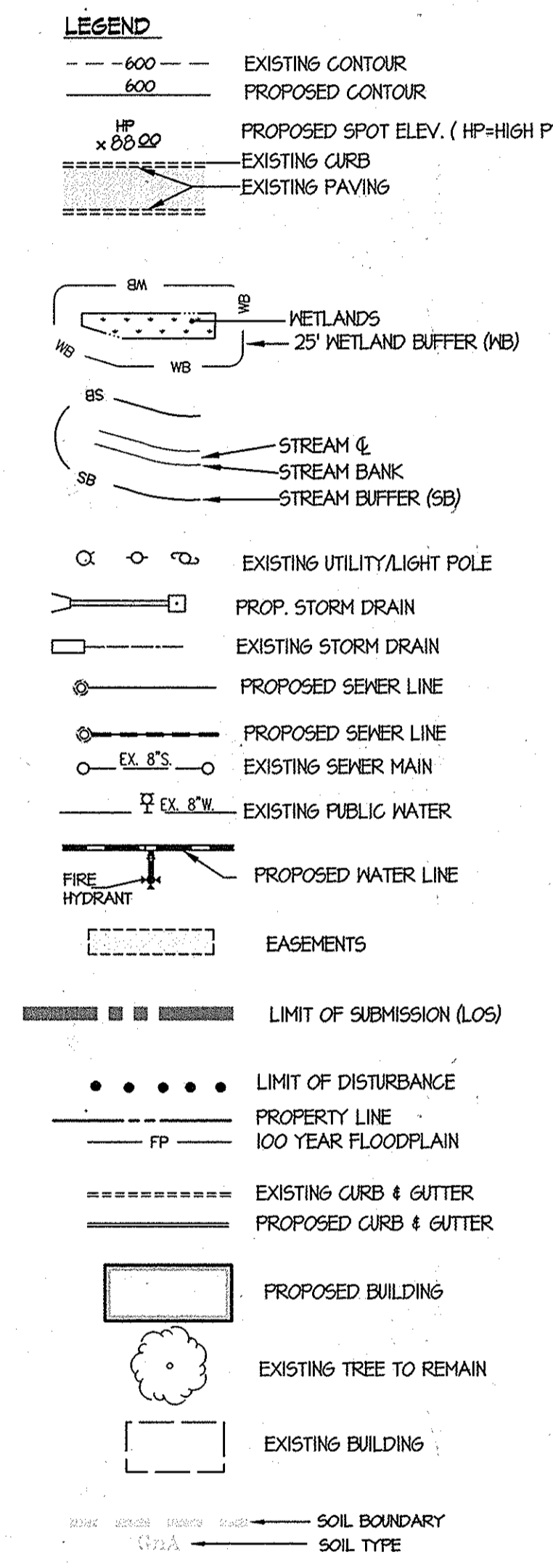
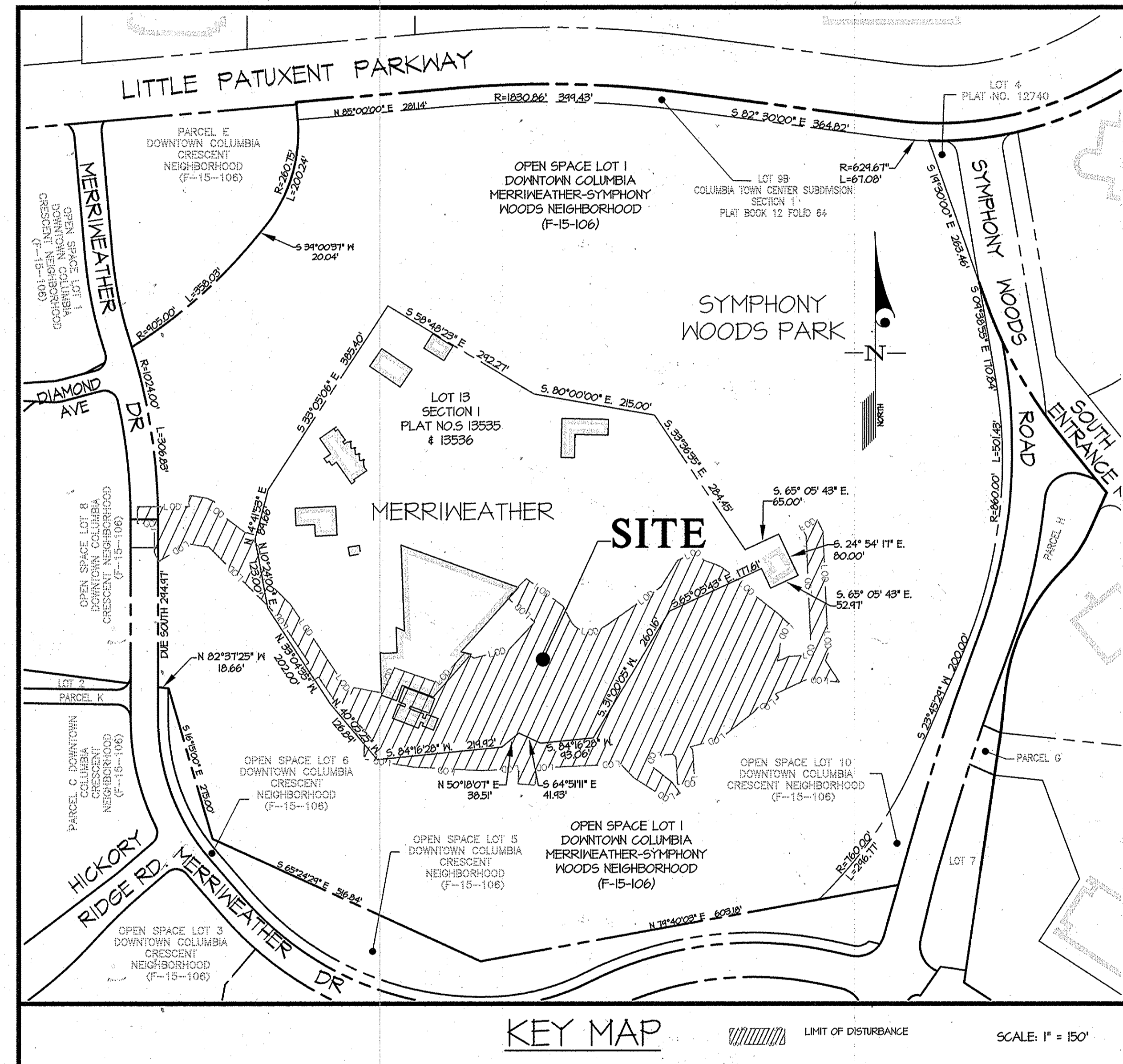
REDEVELOPMENT PHASE 2 & 3



VICINITY MAP
SCALE: 1" = 2,000'

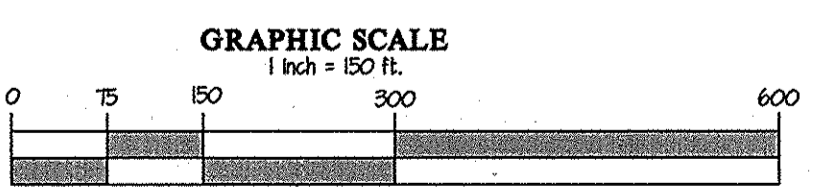
HOWARD COUNTY CONTROL STATIONS
 306A NORTHING: 566,053.5474 EASTING: 1,352,171.5307 ELEVATION: 334.878 (LATEST ADJ. NOV. 2008)
 36AA NORTHING: 562,804.8537 EASTING: 1,344,906.1701 ELEVATION: 354.151 (LATEST ADJ. NOV. 2008)

ADC MAP 32 GRID A-1



- GENERAL NOTES**
- SITE ANALYSIS DATA SHEET (WITHIN LOD)
 - LIMIT OF DISTURBANCE 4,001 AC.
 - WETLANDS AND THEIR BUFFER 0,001 AC.
 - FLOODPLAINS AND THEIR BUFFER 0.051 AC.
 - FORESTS 0,001 AC.
 - STEEP SLOPES 15% - 25% 1,151 AC.
 - STEEP SLOPES 25% AND GREATER 0.11 AC.
 - ERODIBLE SOILS PROJECT AREA 1,251 AC.
 - LIMIT OF DISTURBANCE AREA 4,001 AC.
 - PROPOSED SITE USES MUSIC VENUE AND OPEN SPACE
 - GREEN OPEN AREA 181 AC.
 - PROPOSED IMPERVIOUS AREA 2,21 AC.
 - APPLICABLE DPZ FILE REFERENCE:
 - DDP-4-A-V, F-19-141, F-41-210, SDF-10-506, SDF-01-1106, SDF-02-1066, SDF-03-120, SDF-04-222, SDF-04-122, FDP-DC-1011A, ECP-15-083, F-15-106, FB CASE No. 416

- NOTES:**
- APPROVAL OF THIS ECP DOES NOT CONSTITUTE APPROVAL OF SUBSEQUENT OR ASSOCIATED SUBDIVISION PLANS OR PLATS AND/OR SITE DEVELOPMENT PLANS. REVIEW OF THIS PROJECT FOR COMPLIANCE WITH THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE HOWARD COUNTY ZONING REGULATIONS SHALL OCCUR AT THE SUBDIVISION PLAT AND/OR SITE DEVELOPMENT PLAN STAGES. 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.
 - THIS SITE IS EXEMPT FROM THE FOREST CONSERVATION ORDINANCE IN ACCORDANCE WITH SECTION 16.12.02(B)(IV), A PLANNED OFFICE PARK OF AT LEAST 75 ACRES WHICH HAS PRELIMINARY PLAN APPROVED BEFORE 12/31/12.
 - THIS PROPERTY IS ZONED BY "DOWNTOWN PARKLAND AND DOWNTOWN ARTS AND ENTERTAINMENT PARK" PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
 - NO GRADING, REMOVAL OF VEGETATIVE COVER, OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN WETLANDS STREAMS OR THEIR REQUIRED BUFFERS, AND 100 YEAR FLOODPLAIN AREAS UNLESS APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING AS NECESSARY DISTURBANCES OR WAIVERS HAVE BEEN APPROVED.
 - WATER AND SEWER SERVICE WILL BE PUBLIC. WATER AND SEWER SERVICE TO THESE PARCELS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.22.02 OF THE HOWARD COUNTY CODE.
 - THE IMPROVEMENTS FOR PHASES TWO AND THREE SHALL CONSIST OF CONSTRUCTION OF A FIRE ACCESS ROAD, A WATER MAIN, SEVERAL SEWER CONNECTIONS, BUILDINGS A-F AND SEVERAL PATHWAYS AND OTHER PAVED AREAS. ALL OF THE CONSTRUCTION SHALL BE BONDED AND BUILT UNDER THIS SITE PLAN. THE PHASES 2 AND 3 REFER TO SEPA TRACKING ONLY.
 - PRIOR TO SUBMITTING THIS PLAN, A SUBMISSION TO THE HOWARD COUNTY DESIGN ADVISORY PANEL WAS MADE IN ACCORDANCE WITH SECTION 12.5A.15. THE DESIGN ADVISORY PANEL CONSIDERED THE APPLICATION AT ITS MEETING ON SEPTEMBER 4, 2015. THE DAP ADOPTED FIVE RECOMMENDATIONS TO THE PLANNING BOARD FOR THE PROJECT AS NOTED IN THE MINUTES.



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Chief, Division of Land Development Date: 10.29.15
 Chief, Development Engineering Division Date: 11.16.15

OWNER
 LOT 13
 MERRIWEATHER POST BUSINESS TRUST
 PO BOX 131298
 CARLSBAD, CA 92013
 ATTN: BILL ROWE
 410-964-4987

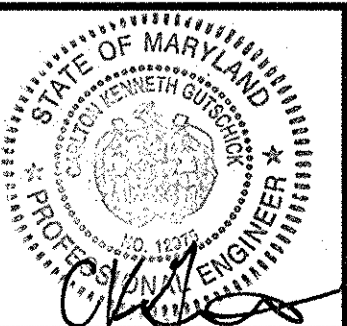
OWNER
 LOT 1 -
 MERRIWEATHER PARK AT SYMPHONY WOODS
 INNER ARBOR TRUST, INC. (PERPETUAL EASEMENT HOLDER)
 10630 LITTLE PATUXENT PARKWAY
 CENTURY PLAZA 315
 COLUMBIA, MARYLAND 21044
 ATTN: MR. MICHAEL MCCALL
 410-740-0029

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-983-2524 FAX: 301-421-4186

DES. JRD	DRN. JRD	CHK. DEV	DATE	REVISION	BY	APPR.

PREPARED FOR:
 MERRIWEATHER POST PAVILLION
 P.O. BOX 112
 COLUMBIA, MARYLAND 21044
 ATTN: BRAD GANFIELD
 410-715-5550

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12915
 EXPIRATION DATE: MAY 28, 2016
 10/21/15



REDEVELOPMENT PHASES 2 & 3
 COVER SHEET
MERRIWEATHER POST PAVILLION & MERRIWEATHER PARK AT SYMPHONY WOODS
 TOWN CENTER, SECTION 1, LOT 13
MERRIWEATHER-SYMPHONY WOODS NEIGHBORHOOD, LOT 1
 PLAT Nos. 4305, 4306 & F-15-106
 HOWARD COUNTY, MARYLAND
 ELECTION DISTRICT No. 5

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	NT OPEN SPACE	94077
DATE	TAX MAP - GRID	SHEET
OCT., 2015	36-1	1 OF 4

U:\CADD\DRAWINGS\11072\94077\PLANS BY GLWG\ECP\94077 ECP 01.dwg
 PLOTTED: 10/19/2015 11:15 AM, LAST SAVED: 10/19/2015 11:11 AM, PLOTTED BY: Don Sweney
 U:\CADD\DRAWINGS\11072\94077\PLANS BY GLWG\ECP\94077 ECP 01.dwg
 DES. JRD DRN. JRD CHK. DEV DATE REVISION BY APPR.

LEGEND

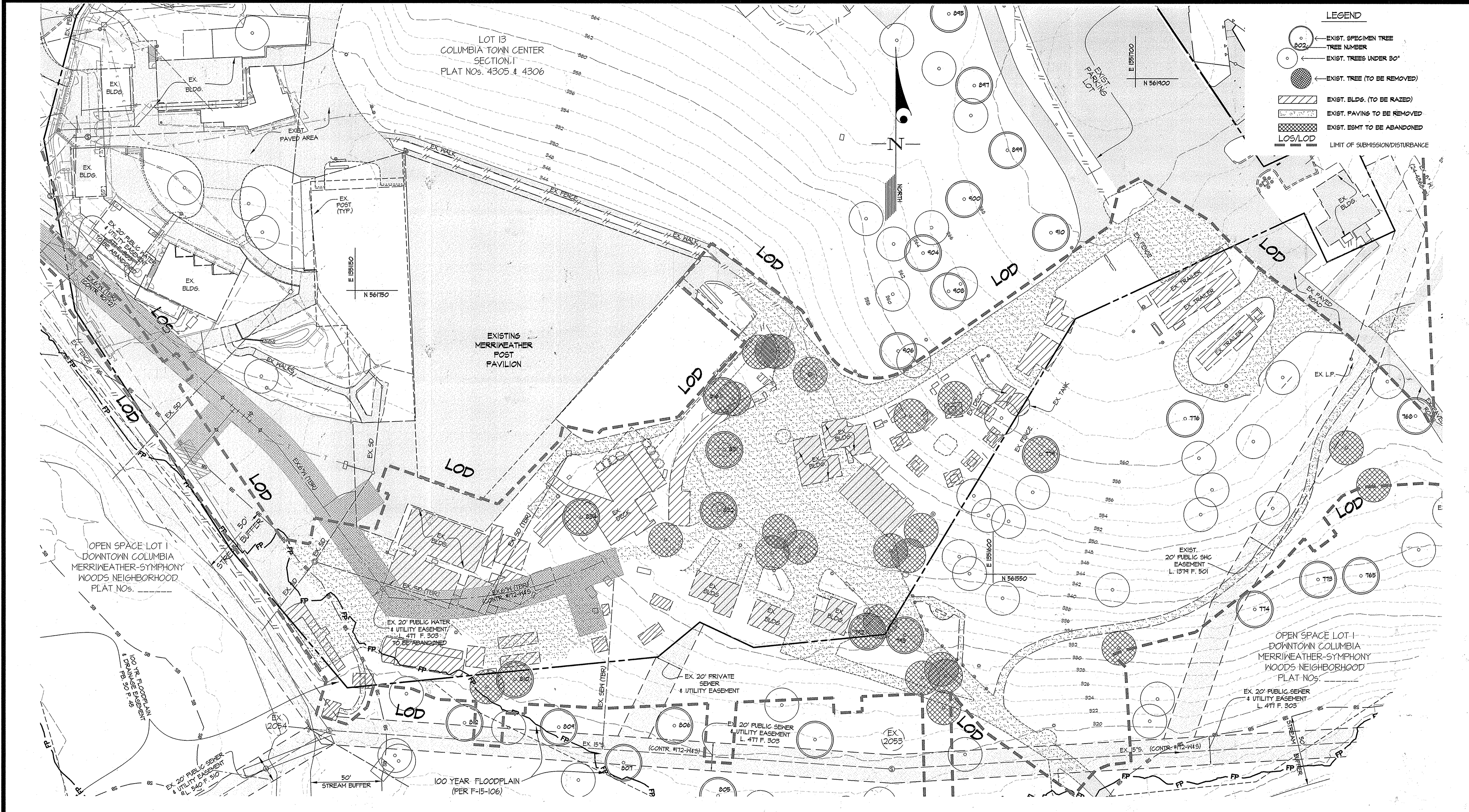
- EXIST. SPECIMEN TREE
TREE NUMBER
- EXIST. TREES UNDER 30'
- EXIST. TREE (TO BE REMOVED)
- ▨ EXIST. BLDG. (TO BE RAZED)
- ▩ EXIST. PAVING TO BE REMOVED
- ▧ EXIST. ESMT TO BE ABANDONED
- LOS/LOD
LIMIT OF SUBMISSION/DISTURBANCE

LOT 13
COLUMBIA TOWN CENTER
SECTION 1
PLAT NOS. 4305 & 4306

EXISTING
MERRIWEATHER
POST
PAVILLION

OPEN SPACE LOT I
DOWNTOWN COLUMBIA
MERRIWEATHER-SYMPHONY
WOODS NEIGHBORHOOD
PLAT NOS. ---

OPEN SPACE LOT I
DOWNTOWN COLUMBIA
MERRIWEATHER-SYMPHONY
WOODS NEIGHBORHOOD
PLAT NOS. ---



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Howard County Department of Planning & Zoning
Date: 10-29-15
Chief, Division of Land Development
Date: 11-16-15
Chief, Development Engineering Division

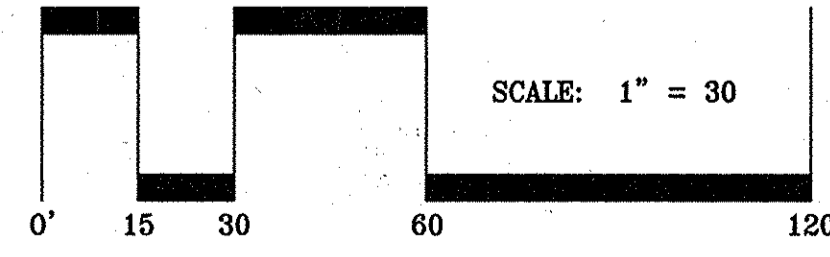
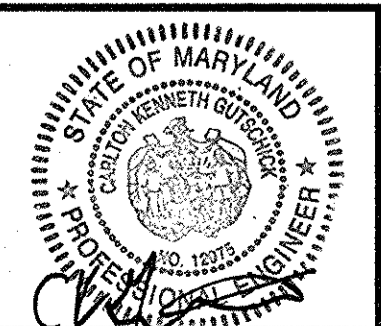
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3909 NATIONAL DRIVE, SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MD 20868
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

OWNER
LOT 13
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P.O. BOX 131298
CARLSBAD, CA 92013
ATTN: BILL ROWE
410-964-4987

OWNER
LOT 1 -
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INNER ARBOR TRUST, INC. (PERPETUAL EASEMENT HOLDER)
10630 LITTLE PATUXENT PARKWAY
CENTURY PLAZA 315
COLUMBIA, MARYLAND 21044
ATTN: MR. MICHAEL MCCALL
410-740-0029

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WERE PREPARED OR APPROVED BY
ME, AND THAT I AM A DULY LICENSED
PROFESSIONAL ENGINEER UNDER THE
LAWS OF THE STATE OF MARYLAND,
LICENSE NO. 12975
EXPIRATION DATE: MAY 28, 2018

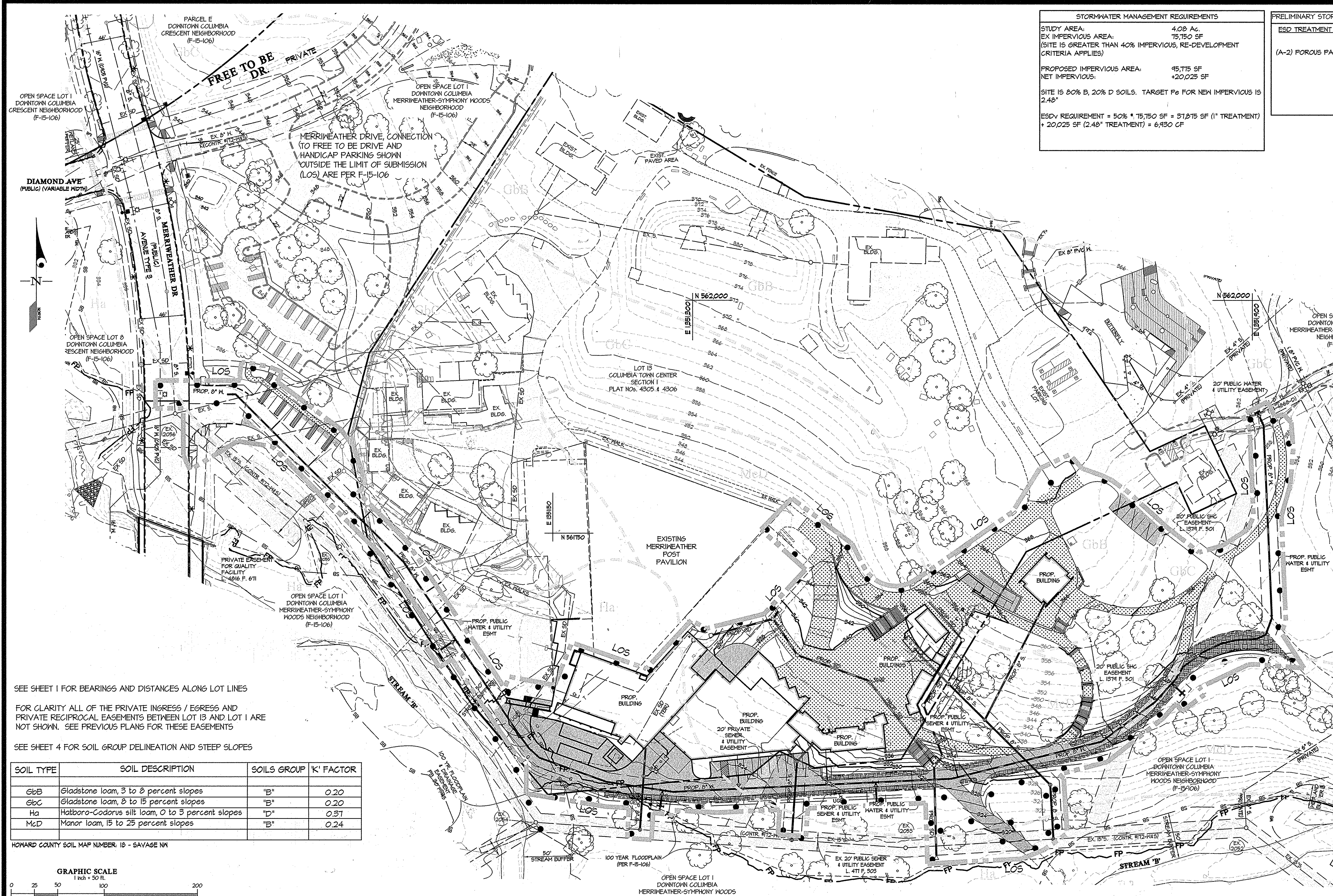


REDEVELOPMENT PHASES 2 & 3

DEMOLITION PLAN
MERRIWEATHER POST PAVILLION & MERRIWEATHER PARK AT SYMPHONY WOODS
TOWN CENTER, SECTION 1, LOT 13
MERRIWEATHER-SYMPHONY WOODS NEIGHBORHOOD, LOT 1
PLAT NOS. 4305, 4306 & F-15-106
ELECTION DISTRICT No. 5
HOWARD COUNTY, MARYLAND

SCALE 1"=30'	ZONING NT OPEN SPACE	G. L. W. FILE No. 94077
DATE OCT., 2015	TAX MAP - GRID 36-1	SHEET 2 OF 4

L:\CAD\DRAWINGS\1072\94077\PLANS BY GLW\SP\94077-DEM.dwg DES. dds DRN. RLG CHK. DATE REVISION BY APPR. PLOTTED: 10/19/2015 11:24 AM. LAST SAVED: 10/19/2015 11:22 AM. PLOTTED BY: Don Sweeney



STORMWATER MANAGEMENT REQUIREMENTS

STUDY AREA:	4.08 AC.
EX IMPERVIOUS AREA:	15,150 SF
(SITE IS GREATER THAN 40% IMPERVIOUS, RE-DEVELOPMENT CRITERIA APPLIES)	
PROPOSED IMPERVIOUS AREA:	95,775 SF
NET IMPERVIOUS:	+20,025 SF
SITE IS 80% B, 20% D SOILS. TARGET P ₀ FOR NEW IMPERVIOUS IS 2.48"	
ESDV REQUIREMENT = 50% * 15,150 SF = 31,215 SF (1" TREATMENT) + 20,025 SF (2.48" TREATMENT) = 6,930 CF	

PRELIMINARY STORMWATER MANAGEMENT PROVIDED BY DEVICE

ESD TREATMENT BY DEVICE	
(A-2) POROUS PAVEMENT (31,571 SF):	7,283 CU-FIT
TOTAL:	7,627 CU-FIT

PAVING LEGEND

[Symbol]	EXISTING PAVEMENT TO REMAIN
[Symbol]	PROPOSED IMPERVIOUS PAVEMENT
[Symbol]	PROPOSED POROUS PAVEMENT (A-2) w/ 12" STONE BASE
[Symbol]	PROPOSED GRASSCRETE

STORMWATER MANAGEMENT DRAINAGE AREAS

NOTE: ALL OF THE POROUS PAVEMENT HAS A 12" STONE BASE AND ONLY TREATS THE AREA OF THE POROUS PAVEMENT. THERE IS NO ADDITIONAL "RUN OFF" AREA TREATED. THE DRAINAGE AREA FOR THE POROUS PAVEMENT IS THE LIMIT OF THE POROUS PAVEMENT.

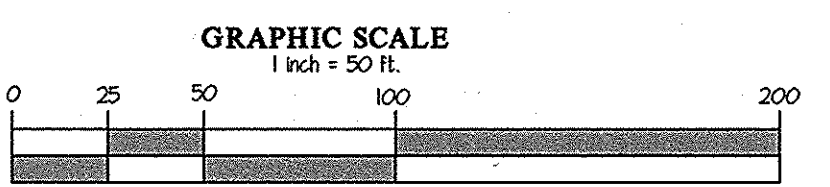
ESD DESIGN NARRATIVE:
 AS PART OF DOWNTOWN COLUMBIA, THIS SITE IS GREATER THAN 40% IMPERVIOUS AND QUALIFIES FOR REDEVELOPMENT UNDER SECTION 5.5 OF THE MDE 2000 STORMWATER DESIGN MANUAL. THE AREA OF THE STORMWATER STUDY IS 4.1 ACRES. THE LOD TO THE WEST OF THE STAGE WAS EXCLUDED FROM THE STUDY SINCE IT IS ONLY TO REMOVE AN EXISTING WATER LINE AND REPLACE IT WITH A NEW 8" WATER LINE. THE EXISTING IMPERVIOUS AREA WITHIN THE STUDY IS APPROXIMATELY 1.75 ACRES (43% IMPERVIOUS). THE PROPOSED IMPERVIOUS AREA IS 2.20 ACRES (54% IMPERVIOUS). THIS PHASE HAS A NET INCREASE OF 0.45 ACRES OF IMPERVIOUS AREA. ALL OF THE REQUIRED STORMWATER MANAGEMENT WILL BE PROVIDED BY POROUS PAVEMENT (A-2) PLACED IN THE PEDESTRIAN PATHWAYS AND CONGRESSION AREAS. ALL OF THE POROUS PAVEMENT WILL HAVE UNDERDRAINS THAT OUTFALL TO A STREAM DRAIN SYSTEM. THE ENTIRE SITE DRAINS TO A STREAM (STREAM B) BEHIND THE PAVILION ON OPEN SPACE LOT 1. THIS STREAM IS A TRIBUTARY OF THE LITTLE PATUXENT RIVER. A USE IV-P STREAM. THE LITTLE PATUXENT RIVER IS A CATEGORY 5 IMPAIRED STREAM WITH A TMDL REQUIRED PER THE MARYLAND COMBINED 303(D)/305(B) LIST. THIS STREAM IS NOT WITHIN A TIER II WATERSHED. AS PART OF THE CRESCENT AND SYMPHONY WOODS DEVELOPMENT A TOTAL OF 4,880 LF FEET OF STREAM WITHIN THE DEVELOPMENT WILL BE RESTORED.

THE PROPOSED IMPROVEMENT PROTECT THE NATURAL RESOURCES ON SITE AS MUCH AS POSSIBLE. THE STREAM BUFFER AND FLOODPLAIN ARE ONLY BEING DIGESTED IN AREAS WHERE THERE ARE ALREADY IMPROVEMENT AND EXISTING IMPERVIOUS AREA. ALL OF THE NATURAL FLOW PATTERNS WILL REMAIN THE SAME. THE SITE WILL CONTINUE TO DRAIN TO STREAM B. POROUS PAVEMENT AND GRASSCRETE ARE BEING USED TO REDUCE THE AMOUNT OF IMPERVIOUS AREA ON THE SITE. THE SEDIMENT CONTROLS PROPOSED, SUPER SILT FENCE AND INLET PROTECTION, WILL NOT INCREASE THE LIMIT OF DISTURBANCE.

SEE SHEET 1 FOR BEARINGS AND DISTANCES ALONG LOT LINES
 FOR CLARITY ALL OF THE PRIVATE INGRESS / EGRESS AND PRIVATE RECIPROCAL EASEMENTS BETWEEN LOT 13 AND LOT 1 ARE NOT SHOWN. SEE PREVIOUS PLANS FOR THESE EASEMENTS
 SEE SHEET 4 FOR SOIL GROUP DELINEATION AND STEEP SLOPES

SOIL TYPE	SOIL DESCRIPTION	SOILS GROUP	K' FACTOR
GbB	Gladstone loam, 3 to 8 percent slopes	"B"	0.20
GbC	Gladstone loam, 8 to 15 percent slopes	"B"	0.20
Ha	Hatboro-Codorus silt loam, 0 to 3 percent slopes	"D"	0.37
McD	Manor loam, 15 to 25 percent slopes	"B"	0.24

HOWARD COUNTY SOIL MAP NUMBER: 13 - SAVAGE NN



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Chief, Division of Land Development 10-29-15
 Date

Chief, Development Engineering Division 11-16-15
 Date

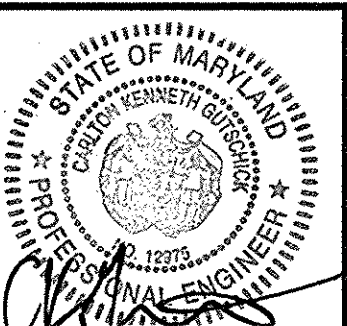
OWNER
 LOT 13
 MERRIWEATHER POST BUSINESS TRUST
 PO BOX 131298
 CARLSBAD, CA 92013
 ATTN: BILL ROWE
 410-964-4987

OWNER
 LOT 1 -
 MERRIWEATHER PARK AT SYMPHONY WOODS
 INNER ARBOR TRUST, INC. (PERPETUAL EASEMENT HOLDER)
 10630 LITTLE PATUXENT PARKWAY
 CENTURY PLAZA 315
 COLUMBIA, MARYLAND 21044
 ATTN: MR. MICHAEL MCCALL
 410-740-0029

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 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
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 BURTNSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-988-2524 FAX: 301-421-4186

PREPARED FOR:
 MERRIWEATHER POST PAVILION
 P.O. BOX 112
 COLUMBIA, MARYLAND 21044
 ATTN: BRAD CANFIELD
 410-715-5550

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12975
 EXPIRATION DATE: MAY 28, 2016



REDEVELOPMENT PHASES 2 & 3

ENVIRONMENTAL CONCEPT PLAN

MERRIWEATHER POST PAVILION & MERRIWEATHER PARK AT SYMPHONY WOODS TOWN CENTER, SECTION 1, LOT 13 MERRIWEATHER-SYMPHONY WOODS NEIGHBORHOOD, LOT 1

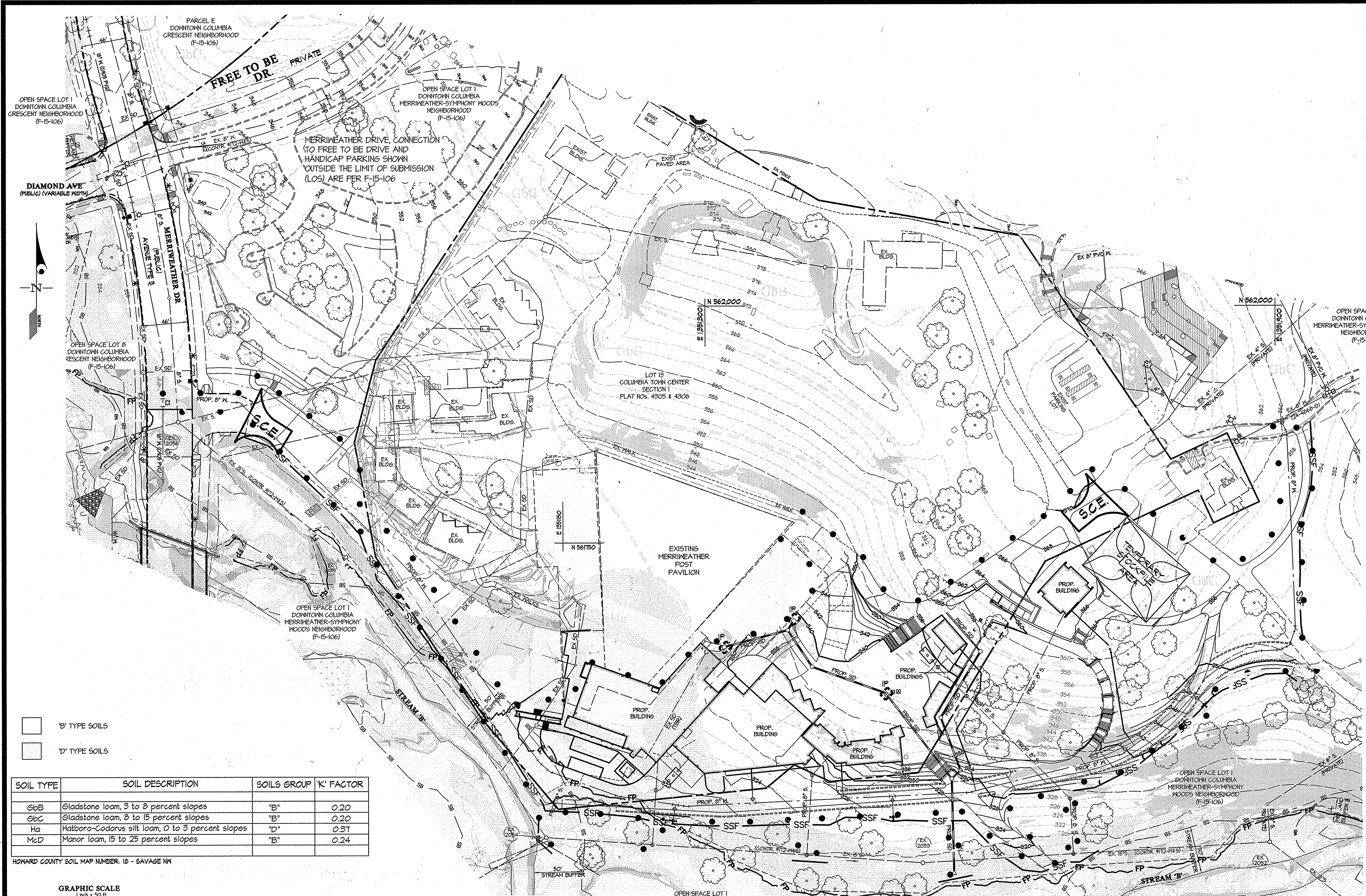
PLAT Nos. 4305, 4306 & F-15-106

ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
1"=50'	NT OPEN SPACE	94077
DATE	TAX MAP - GRID	SHEET
OCT, 2015	36-1	3 OF 4

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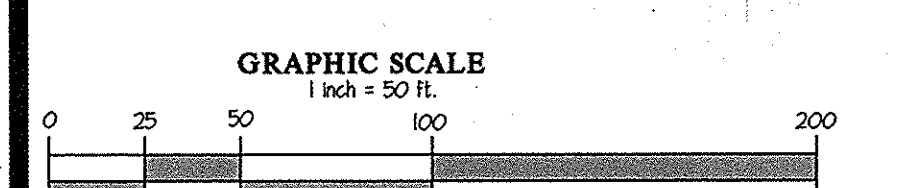


- LEGEND**
- SSF — PROPOSED SUPER SILT FENCE
 - [SCE] STABILIZED CONSTRUCTION ENTRANCE
 - LIMIT OF DISTURBANCE
 - FP — 100 YEAR FLOODPLAIN
 - G.A. SOIL BOUNDARY SOIL TYPE
 - [IP] INLET PROTECTION
 - [Stockpile] PROPOSED TEMPORARY STOCKPILE AREA
 - [Slope] STEEP SLOPES 25%+
 - [Soil] HIGHLY ERODIBLE SOIL
- Highly erodible soils are those soils with a slope greater than 15 percent or those soils with a soil erodibility factor K greater than 0.35 and with a slope greater than 5 percent.

B' TYPE SOILS
 D' TYPE SOILS

SOIL TYPE	SOIL DESCRIPTION	SOILS GROUP	'K' FACTOR
GbB	Gladstone loam, 3 to 8 percent slopes	"B"	0.20
GbC	Gladstone loam, 8 to 15 percent slopes	"B"	0.20
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McD	Manor loam, 15 to 25 percent slopes	"B"	0.24

HOWARD COUNTY SOIL MAP NUMBER: 18 - SAVAGE NM



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Kent Sladovick
 Chief, Division of Land Development
 Date: 10-29-15

Phil Elch
 Chief, Development Engineering Division
 Date: 11-16-15

OWNER
LOT 13
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410-964-4987

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DATE	REVISION	BY	APPR.

PREPARED FOR:
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COLUMBIA, MARYLAND 21044
ATTN: BRAD CANFIELD
410-715-5550

PROFESSIONAL CERTIFICATION
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EXPIRATION DATE: MAY 26, 2016

10/21/15 [Signature]

REDEVELOPMENT PHASES 2 & 3
CONCEPTUAL SEDIMENT CONTROL PLAN
MERRIVEATHER POST PAVILLION & MERRIVEATHER PARK AT SYMPHONY WOODS TOWN CENTER, SECTION I, LOT 13 MERRIVEATHER-SYMPHONY WOODS NEIGHBORHOOD, LOT 1
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HOWARD COUNTY, MARYLAND

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1"=50'	NT OPEN SPACE	94077
DATE	TAX MAP - GRID	SHEET
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