

SHEET INDEX	
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	ENVIRONMENTAL CONCEPT PLAN
3	PRELIMINARY GRADING AND SEDIMENT & EROSION CONTROL PLAN

SOILS LEGEND			
SOIL	NAME	CLASS	K _v VALUE
GgB	Glenelg loam, 3 to 8 percent slopes	A	0.32
LeC	Legore silt loam, 8 to 15 percent slopes, stony	C	0.64
LmB	Legore-Montalto silt loams, 3 to 8 percent slopes	C	0.64

SOILS MAP 10; WOODBINE SE QUADRANGLE

STORMWATER MANAGEMENT DESIGN NARRATIVE

INTRODUCTION:

This report will demonstrate how the criteria set forth in the Maryland Stormwater Design Manual, Volumes 1 and 2 (effective October 2000, revised May 2009) will be satisfied on this project. The goal of creating hydrology similar to that of "Woods in Good Condition" will be accomplished through the use of the practices contained within Chapter 5 of said manual. The achievement of this goal will remove the requirement of providing Channel Protection Volume.

GENERAL SITE CONDITIONS:

The Jamison property, 2139 Daisy Road is zoned RC-DEO and is located on Tax Map 14, Parcel No. 157 of the Howard County, Maryland Tax Map Database System. The entire property consists of 7.19 acres of which no acres are encumbered with a Preservation Easement Dedicated to Howard County Maryland Agricultural Land Preservation Program. The property will be subdivided into two lots; Lot 1 = 3.40 Ac. Lot 2 = 3.62 Ac. The site drains to the northeast corner of the property and is located within the Brighton Dam watershed (12-digit number 021311080971). The site consists of GgB (A class), LeC (C class), and LmB (C class). The bulk of proposed work will be in LmB soils, which are C class. This site will utilize rooftop and non-rooftop disconnection credits, as well as micro bio-retention facilities for stormwater management treating runoff from the proposed driveways and roof of the proposed house.

NATURAL RESOURCE PROTECTION:

To ensure the protection of natural resources located on this site, all buffers will be honored by locating improvements away from environmentally sensitive areas and specimen trees.

MAINTENANCE OF NATURAL FLOW PATTERNS:

It is the intent of the proposed design to discharge runoff similar to the characteristics and direction of this site prior to any of the proposed improvements. Although there is some concentration of the discharge at points of underdrain or in the cases of larger storms, with ESD practices the discharge rates can be expected to be improved to woods in good condition.

REDUCTION OF IMPERVIOUS AREAS THROUGH BETTER SITE DESIGN, ALTERNATIVE SURFACES AND NONSTRUCTURAL PRACTICES:

Only the minimum impervious areas have been proposed to allow adequate access to the proposed lots.

INTEGRATION OF EROSION AND SEDIMENT CONTROLS INTO STORMWATER STRATEGY:

This project utilizes bio-retention facilities in locations that could work in concert with sediment trapping if required.

IMPLEMENTATION OF ESD PLANNING TECHNIQUES AND PRACTICES TO THE MAXIMUM EXTENT PRACTICABLE (MEP):

This submission will propose several chapter 5 devices to meet and exceed Environmental Site Design to the Maximum Extent Practicable (ESD to the MEP). All impervious areas will receive full treatment.

REQUEST FOR DESIGN MANUAL WAIVER:

No waivers are expected to be requested on this project relating to SWM requirements.

ENVIRONMENTAL CONCEPT PLAN

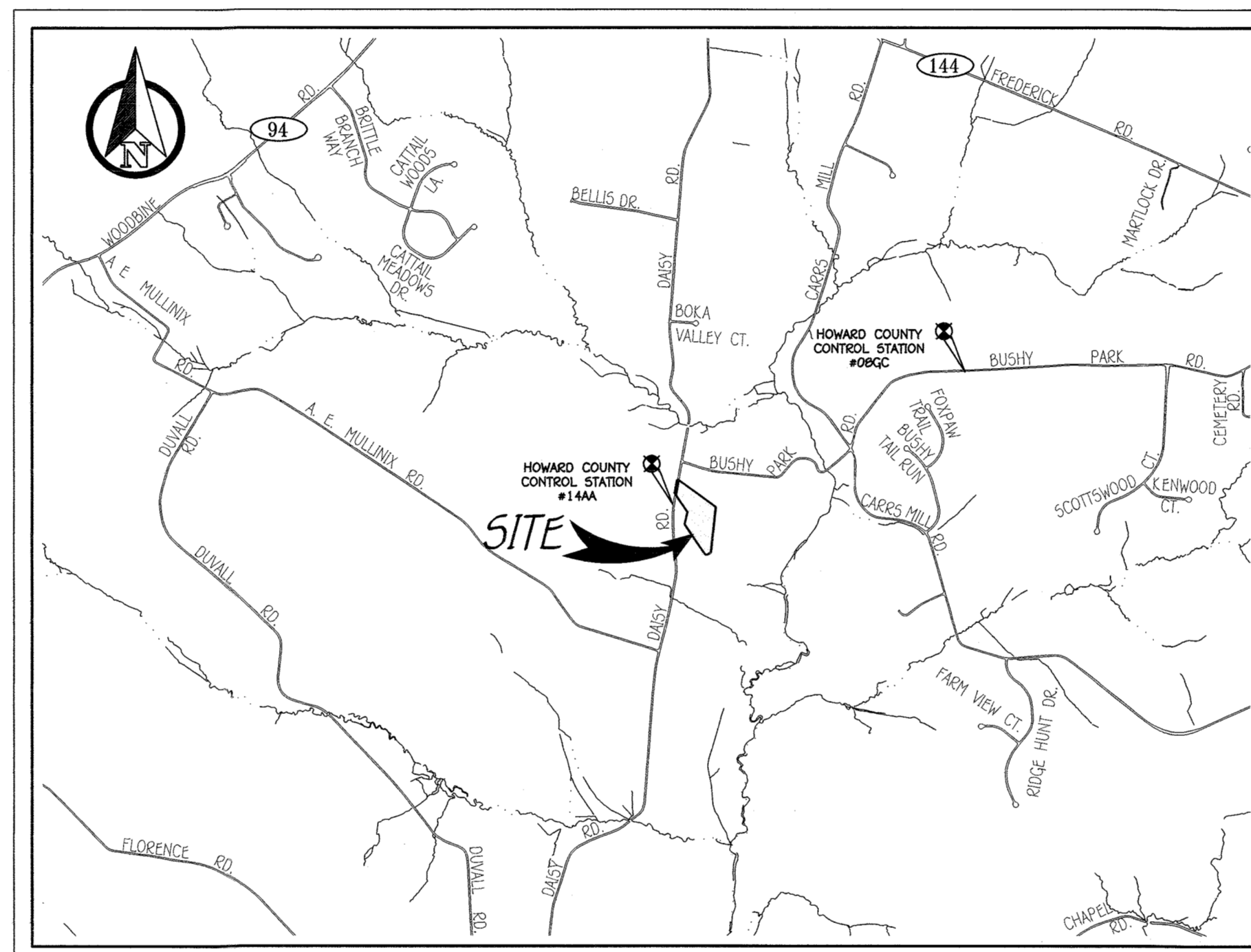
JAMISON PROPERTY

2139 DAISY ROAD

ZONING: RC-DEO (RURAL CONSERVATION DISTRICT)

TAX MAP No. 14 GRID No. 01 PARCEL No. 157

FOURTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND



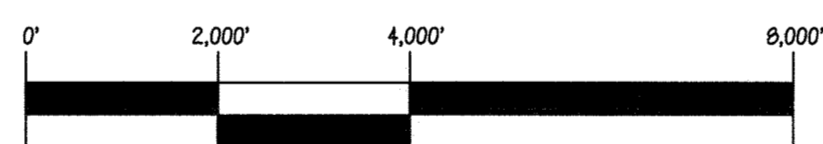
HOWARD COUNTY GEODETIC SURVEY CONTROL NO. 144A
N 599,438.266 E 1,294,825.983
ELEVATION: 554.917

HOWARD COUNTY GEODETIC SURVEY CONTROL NO. 08GC
N 60,1441.396 E 1,299,254.081
ELEVATION: 566.45

REFER TO HOWARD CO. ADC MAP 4692-A1 & 4812-A10

VICINITY MAP

SCALE: 1" = 2,000'



SCALE: 1" = 2,000'

OPERATION & MAINTENANCE SCHEDULE FOR MICRO-BIORETENTION (M-6)

- THE OWNER SHALL MAINTAIN THE PLANT MATERIAL, MULCH LAYER AND SOIL LAYER ANNUALLY. MAINTENANCE OF MULCH AND SOIL IS LIMITED TO CORRECTING AREAS OF EROSION OR WASH OUT. ANY MULCH REPLACEMENT SHALL BE DONE IN THE SPRING. PLANT MATERIAL SHALL BE CHECKED FOR DISEASE AND INSECT INFESTATION AND MAINTENANCE WILL ADDRESS DEAD MATERIAL AND PRUNING. ACCEPTABLE REPLACEMENT PLANT MATERIAL IS LIMITED TO THE FOLLOWING: 2000 MARYLAND STORMWATER DESIGN MANUAL VOLUME II, TABLE A.4.1 AND 2.
- THE OWNER SHALL PERFORM A PLANT IN THE SPRING AND IN THE FALL OF EACH YEAR. DURING THE INSPECTION, THE OWNER SHALL REMOVE DEAD AND DISEASED VEGETATION CONSIDERED BEYOND TREATMENT, REPLACE DEAD PLANT MATERIAL WITH ACCEPTABLE REPLACEMENT PLANT MATERIAL, TREAT DISEASED TREES AND SHRUBS AND REPLACE ALL DEFICIENT STAKES AND WIRES.
- THE OWNER SHALL INSPECT THE MULCH EACH SPRING. THE MULCH SHALL BE REPLACED EVERY TWO TO THREE YEARS. THE PREVIOUS MULCH LAYER SHALL BE REMOVED BEFORE THE NEW LAYER IS APPLIED.
- THE OWNER SHALL CORRECT SOIL EROSION ON AN AS NEEDED BASIS, WITH A MINIMUM OF ONCE PER MONTH AND AFTER EACH HEAVY STORM.

STORMWATER MANAGEMENT PRACTICE CHART

LOT NUMBER & ADDRESS	FACILITY NAME & NUMBER	PRACTICE TYPE (QUANTITY)	PRACTICE TYPE			
			PUBLIC	PRIVATE	H.O.A. MAINTAINS	MISC.
LOT 1 2139 DAISY ROAD	M-6 (3)	MICRO BIO-RETENTION	N	Y	N	
LOT 2	M-6 (2)	MICRO BIO-RETENTION	N	Y	N	
LOT 2	M-6 (1)	MICRO BIO-RETENTION	N	Y	N	
LOT 2	N-1 (1)	ROOFTOP DISCONNECTION CREDIT	N	Y	N	
LOT 2	N-2 (1)	NON-ROOFTOP DISCONNECTION CREDIT	N	Y	N	

STORMWATER MANAGEMENT SUMMARY

AREA ID	E5Dv REQUIRED CU.FT.	E5Dv PROVIDED CU.FT.	Pe REQUIRED	Pe PROVIDED	Rev REQUIRED CU.FT.	Rev PROVIDED CU.FT.	REMARKS
LOT 1 DRIVEWAY (1,922 Sq.Ft.)	207 (STORAGE)	345 (STORAGE)	1.2"	2.0"	40	102	1 MICRO-BIORETENTION FACILITY (M-6)
LOT 2 ROOF (1,925 Sq.Ft.)	153 (STORAGE)	548 (STORAGE)	1.2"	4.3"	26	172	1 MICRO-BIORETENTION FACILITY (M-6)
LOT 2 DRIVEWAY (3,252 Sq.Ft.)	321 (STORAGE)	491 (STORAGE)	1.2"	2.9"	112	148	1 MICRO-BIORETENTION FACILITY (M-6)
LOT 2 DRIVEWAY (1,925 Sq.Ft.)	183	183	1"	1"	10	0	5 ROOFTOP DISCONNECTION CREDITS (N-1)
LOT 2 DRIVEWAY (3,566 Sq.Ft.)	291	291	1"	1"	15	0	1 NON-ROOFTOP DISCONNECTION CREDIT (N-2)
TOTAL SITE	1,155	1,858	(PROJECT) 1.2"	(PROJECT) 1.7"	203	422	

GENERAL NOTES

- THE SUBJECT PROPERTY IS ZONED RC-DEO (PER 10/06/13 COMPREHENSIVE ZONING PLAN).
- THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- BOUNDARY SHOWN HEREON IS BASED ON FIELD RUN SURVEY PERFORMED BY FISHER, COLLINS & CARTER, INC. DATED APRIL, 2020.
- TOPOGRAPHY SHOWN HEREON IS BASED ON AERIAL TOPOGRAPHY PROVIDED A FIELD RUN TOPOGRAPHIC SURVEY PERFORMED BY FISHER, COLLINS, & CARTER IN APRIL, 2020.
- 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 NOS. 144A AND 08GC WERE USED FOR THIS PROJECT.
- PREVIOUS DPZ FILE NUMBER: N/A.
- STORM WATER MANAGEMENT IS IN ACCORDANCE WITH THE M.D.E. STORM WATER DESIGN MANUAL, VOLUMES 1 & 2, REVISED 2009. NON-STRUCTURAL PRACTICES IN ACCORDANCE WITH CHAPTER 5 ARE BEING UTILIZED ALONG WITH BIORETENTION UNDER CHAPTER 3.
- THIS PROPERTY IS LOCATED OUTSIDE THE METROPOLITAN DISTRICT. LOTS TO BE SERVED BY PRIVATE WELL & SEPTIC SYSTEMS.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAMS(S) OR THEIR BUFFERS, FOREST CONSERVATION EASEMENT AREAS AND 100 YEAR FLOODPLAIN.
- THE SITE IS NOT LOCATED WITHIN A HISTORIC DISTRICT. NO CEMETERIES EXIST ON THE SUBJECT PROPERTY BASED ON VISUAL OBSERVATION OR LISTED IN AVAILABLE HOWARD COUNTY CEMETERY INVENTORY MAP.
- THERE IS NO 100-YEAR FLOODPLAIN LOCATED ON THIS PROPERTY.
- WETLAND AND FOREST STAND DELINEATION PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. IN JULY, 2021.
- THIS PROJECT IS EXEMPT FROM FOREST CONSERVATION BASED ON SECTION 16.1202(b)(1)(vii) OF HOWARD COUNTY CODE.
- THIS PROJECT IS LOCATED ALONG A SCenic ROAD AND IS SUBJECT TO PLANNING BOARD APPROVAL.
- SOILS SHOWN HEREON ARE BASED ON THE NRCS WEBSOIL SURVEY AND HOWARD COUNTY MAP #5.
- LANDSCAPING WILL BE PROVIDED AT THE FINAL PLAN STAGE OF THIS PROJECT.
- SOIL BORINGS WILL BE PROVIDED WITH THE FINAL PLAN STAGE OF THIS PROJECT.
- APPROVAL OF THIS ECP DOES NOT CONSTITUTE AN APPROVAL OF ANY SUBSEQUENT AND ASSOCIATED SUBDIVISION PLAN/PLAT AND/OR RED-LINE REVISION PLAN.
- 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 PLAN/PLAT AND/OR SITE DEVELOPMENT PLAN STAGES AND/OR RED-LINE REVISION PROCESS. 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.
- STRUCTURES EXIST ON THE PROPERTY, KNOWN AS 2139 DAISY ROAD, WHICH ARE TO REMAIN. NO NEW BUILDINGS, EXTENSIONS, OR ADDITIONS TO THE EXISTING STRUCTURES ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATION REQUIREMENTS.
- APPROVAL OF THIS ECP BY THE HOWARD SCD DOES NOT PROVIDE APPROVAL OF THE SHOWN SEDIMENT CONTROLS.
- HOWARD SCD STANDARD SEDIMENT CONTROL PLAN CANNOT BE USED TO OBTAIN PERMITS FOR THIS PROJECT.
- THE FOREST CONSERVATION PLAN AND ASSOCIATED FOREST STAND DELINEATION WILL BE REVIEWED FOR COMPLIANCE WITH THE FOREST CONSERVATION ACT AT THE SUBDIVISION PLAN, SITE DEVELOPMENT PLAN, OR GRADING PERMIT STAGES. UNDER COUNTY LAW, ONLY A MD LICENSED FORESTER, MD LICENSED LANDSCAPE ARCHITECT, OR AN ISA CERTIFIED ARBORIST WHO IS ALSO A STATE QUALIFIED PROFESSIONAL MAY PREPARE FOREST STAND DELINEATIONS, FOREST CONSERVATION PLANS OR OTHER REQUIRED COUNTY FOREST CONSERVATION PROGRAM DOCUMENTS.
- DRIVEWAY SHALL BE PROVIDED IN ACCORDANCE WITH HOWARD COUNTY STANDARD DETAIL 2-6.06 (without side-walk) IN THE VOL. IV DESIGN MANUAL.
- NO WAIVERS ARE ANTICIPATED AT THIS TIME.

SITE ANALYSIS DATA CHART

- TOTAL AREA OF THIS SUBMISSION = 7.02 AC. (305,677 Sq. Ft.)
- LIMIT OF DISTURBED AREA = 1.90 AC. (81M BASED ON LDD)
- PRESENT ZONING DESIGNATION = RC-DEO (PER 10/06/2013 COMPREHENSIVE ZONING PLAN)
- PROPOSED USE: RESIDENTIAL SINGLE FAMILY DETACHED
- PREVIOUS HOWARD COUNTY FILES: N/A
- TOTAL AREA OF FLOODPLAIN LOCATED ON-SITE = 0 AC
- TOTAL AREA OF SLOPES IN EXCESS OF 15% = 0.29 AC
- TOTAL AREA OF SLOPES IN EXCESS OF 25% = 0.00 AC
- TOTAL AREA OF WETLANDS (INCLUDING BUFFER) = 0.0 AC
- TOTAL AREA OF STREAM (INCLUDING BUFFER) = 0.0 AC
- TOTAL AREA OF EXISTING FOREST = 0.0 AC
- TOTAL AREA OF LOTS / BUILDABLE PARCELS = 7.02 AC
- TOTAL IMPERVIOUS AREA = (13,526.34 Sq.Ft.) 0.31 AC (WITHIN LDD, EXCLUDES EXISTING IMPERVIOUS)
- TOTAL AREA OF ERODIBLE SOILS = 0.29 AC

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING, CONSULTANTS & LAND SURVEYORS
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ELLCOTT CITY, MARYLAND 21142
(410) 461-5895

Approved: Department of Planning And Zoning

Chief, Development Engineering Division *[Signature]* 2/17/22 Date
Chief, Division Of Land Development *[Signature]* 2/17/22 Date



PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21476, EXPIRATION DATE: 7/14/23.

[Signature] 1/27/22 Date
FRANK MANALANG II

OWNER/DEVELOPER

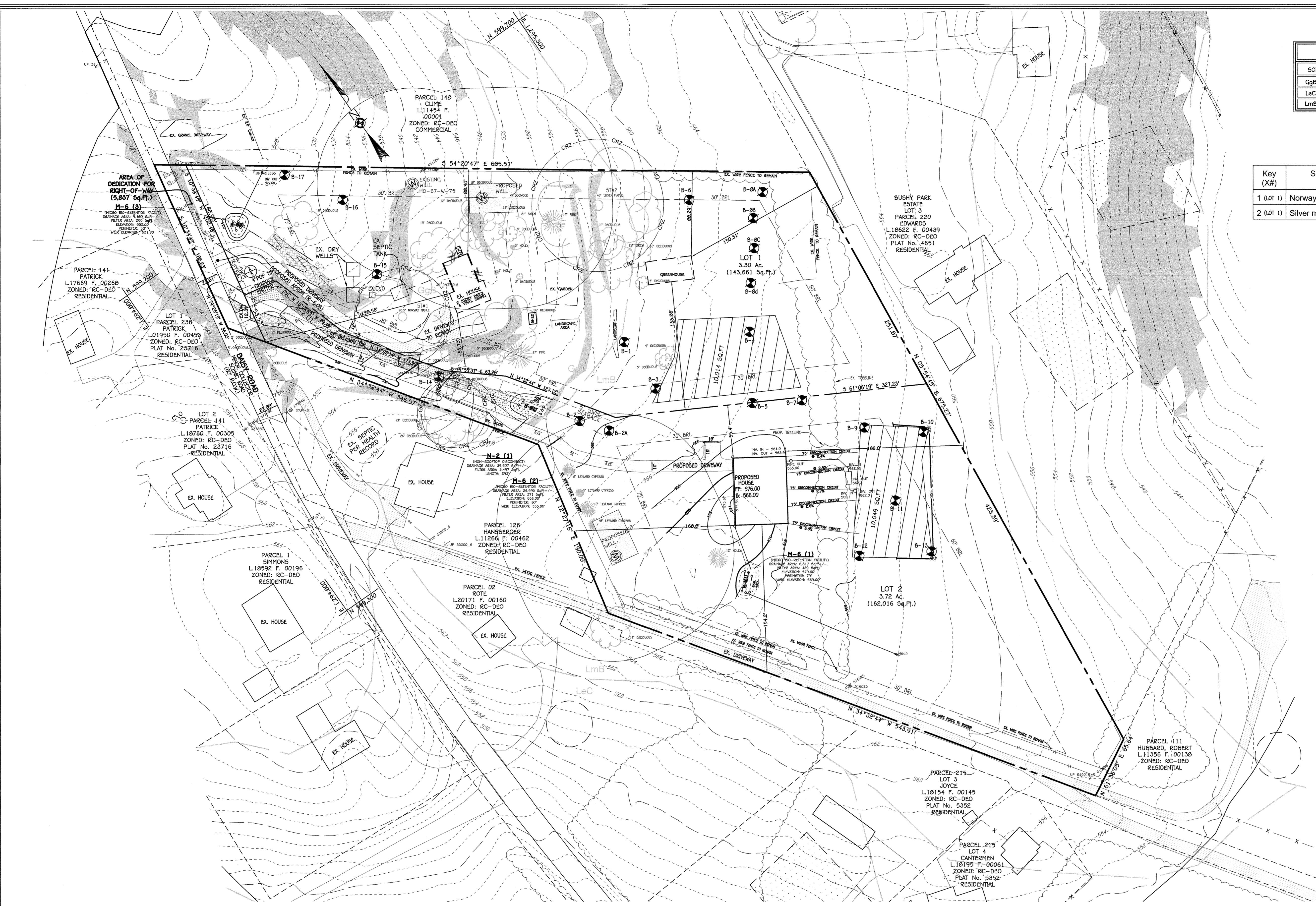
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6021 UNIVERSITY BLVD, SUITE 100
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(410) 740-1200

TITLE SHEET

JAMISON PROPERTY

2139 DAISY ROAD

ZONING: RC-DEO
TAX MAP 14, GRID 01, PARCEL 157
FOURTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE AS SHOWN DECEMBER, 2021
SHEET 1 OF 3



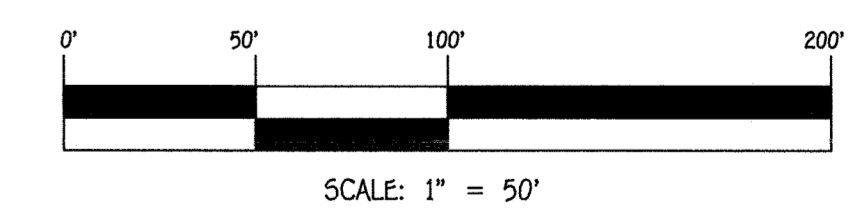
SOILS LEGEND			
SOIL	NAME	CLASS	K VALUE
GgB	Glencol loam, 3 to 8 percent slopes	A	0.32
LeC	Legore silt loam, 0 to 15 percent slopes, stony	C	0.64
LmB	Legore-Montalto silt loams, 3 to 8 percent slopes	C	0.64

SOILS MAP 10, WOODBINE SE QUADRANGLE

Specimen Tree Chart

Key (X#)	Species	Size (in.dbh)	CRZ (feet radius)	Condition (good unless otherwise noted)	CRZ DISTURBANCE
1 (LOT 1)	Norway maple	33.5	50.25		23%
2 (LOT 1)	Silver maple	46	69		0%

LEGEND	
SYMBOL	DESCRIPTION
	EXISTING CONTOUR 2' INTERVAL
	EXISTING CONTOUR 10' INTERVAL
	PROPOSED CONTOUR 10' INTERVAL
	PROPOSED CONTOUR 2' INTERVAL
	SPOT ELEVATION
	EXISTING STORM DRAIN
	PROPOSED STORM DRAIN PIPE
	EXISTING WATER LINE
	PROPOSED WATER
	EXISTING SEWER LINE
	PROPOSED SEWER
	EXISTING CABLE LINE
	EXISTING GAS LINE
	EXISTING OVERHEAD WIRE
	EXISTING SMALL CENTERLINE
	PROPOSED PAVING
	PORTION OF EXISTING DRIVEWAY TO BE REMOVED
	PORTION OF EXISTING DRIVEWAY TO REMAIN
	LIMIT OF DISTURBANCE
	SUPER SILT FENCE
	SILT FENCE
	EXISTING TREE LINE
	PROPOSED TREE LINE
	DRIVEWAY (M-5)-TYPICAL
	SOIL LINES AND TYPES
	EROSION CONTROL MATTING/ PERMANENT SOIL STABILIZATION MATTING
	BIO RETENTION FACILITY (F-6) OR (M-6) AS NOTED
	OVERSHIELD
	UNDERDRAIN
	PROPOSED ROOF LEADER
	NON-ROOFTOP DISCONNECTION CREDIT (N-2)
	DRAINAGE AREA
	DENOTES EXISTING TREES TO BE REMOVED
	DENOTES EXISTING TREES TO REMAIN
	CRITICAL ROOT ZONE
	TREE PROTECTION FENCING
	DENOTES SPECIMEN TREE
	DENOTES 15%-24.9% SLOPES



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Approved: Department Of Planning And Zoning

 Chief, Development Engineering Division 2/17/22
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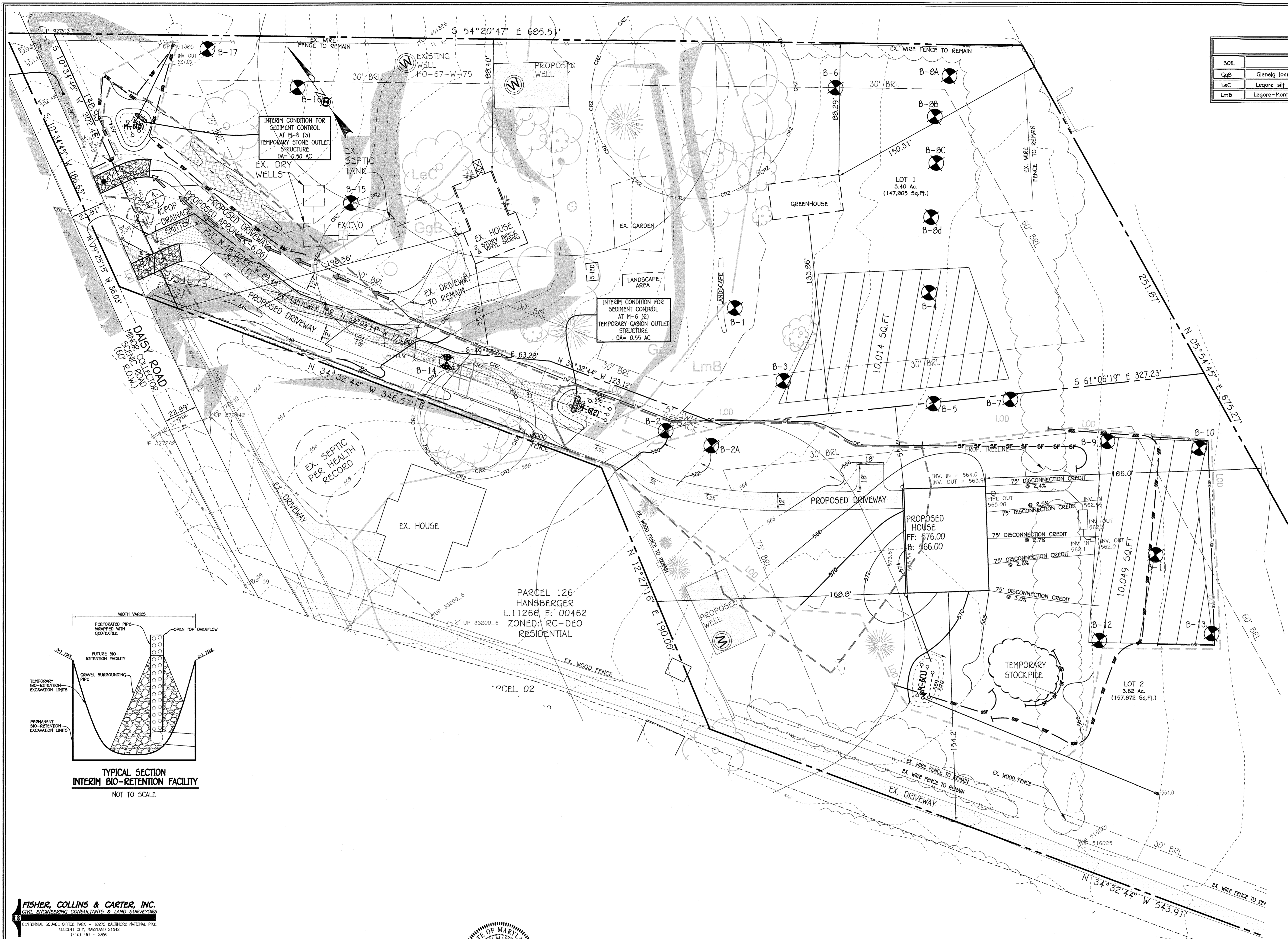


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 FRANK M. MANALANG II 1/20/22
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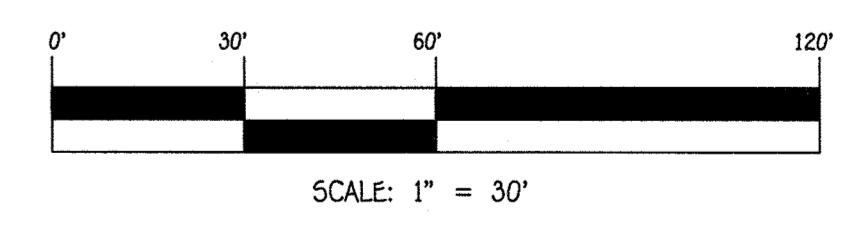
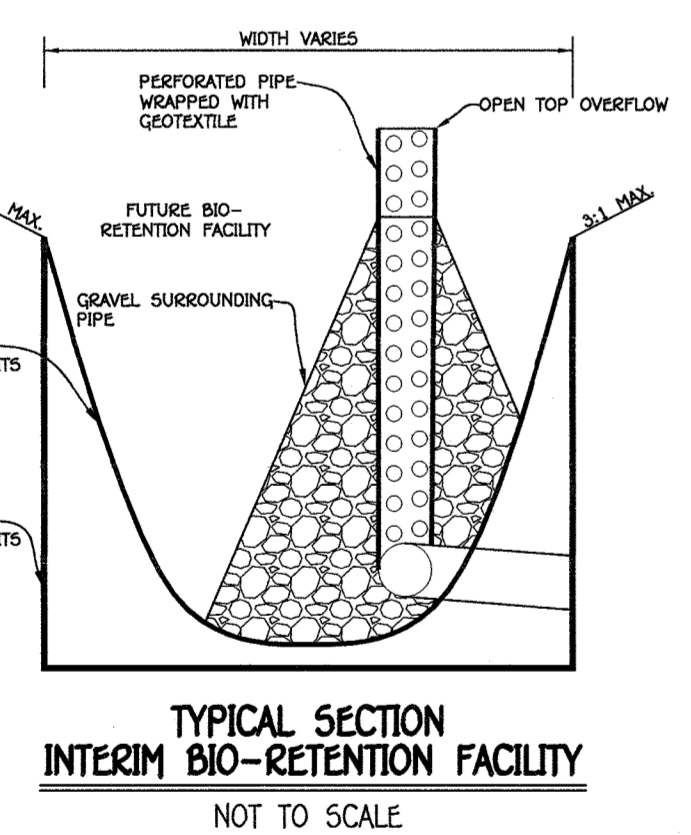
ENVIRONMENTAL CONCEPT PLAN
JAMISON PROPERTY
 2139 DAISY ROAD
 ZONING: RC-DEO
 TAX MAP 14, GRID 01, PARCEL 157
 FOURTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 SCALE AS SHOWN DECEMBER, 2021
 SHEET 2 OF 3



SOILS LEGEND			
SOIL	NAME	CLASS	K _v VALUE
GgB	Glencol loam, 3 to 8 percent slopes	A	0.32
LeC	Legore silt loam, 8 to 15 percent slopes, stony	C	0.64
LmB	Legore-Montalto silt loams, 3 to 8 percent slopes	C	0.64

SOILS MAP 10; WOODBINE SE QUADRANGLE

LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	EXISTING CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
•	SPOT ELEVATION
---	EXISTING STORM DRAIN
---	PROPOSED STORM DRAIN PIPE
---	EX. F.H.
---	EXISTING WATER LINE
---	EXISTING SEWER LINE
---	PROPOSED SEWER
---	PROPOSED WATER
---	EXISTING CABLE LINE
---	EXISTING GAS LINE
---	EXISTING OVERHEAD WIRE
---	EXISTING SWALE CENTERLINE
---	PROPOSED PAVING
---	PORTION OF EXISTING DRIVEWAY TO BE REMOVED
---	PORTION OF EXISTING DRIVEWAY TO REMAIN
---	LIMIT OF DISTURBANCE
---	SUPER SILT FENCE
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---	SOIL LINES AND TYPES
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---	BIO RETENTION FACILITY (F-6) OR (M-6) AS NOTED
---	OVERDRAIN
---	UNDERDRAIN
---	PROPOSED ROOF LEADER
---	NON-ROOFTOP DISCONNECTION CREDIT (N-2)
---	DRAINAGE AREA
---	DENOTES EXISTING TREES TO BE REMOVED
---	DENOTES EXISTING TREES TO REMAIN
---	CRITICAL ROOT ZONE
---	TREE PROTECTION FENCING
---	DENOTES SPECIMEN TREE
---	DENOTES 15%-24.9% SLOPES
---	DRAINAGE DIVIDE
---	EARTH DIKE
---	OVERSION FENCE
---	TEMPORARY GABION OUTLET STRUCTURE/ TEMPORARY STONE OUTLET STRUCTURE
---	STABILIZED CONSTRUCTION ENTRANCE
---	FAILED PERC
---	PASSED PERC



PRELIMINARY GRADING AND SEDIMENT & EROSION CONTROL PLAN
JAMISON PROPERTY
 2139 DAISY ROAD
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