

**General Notes**

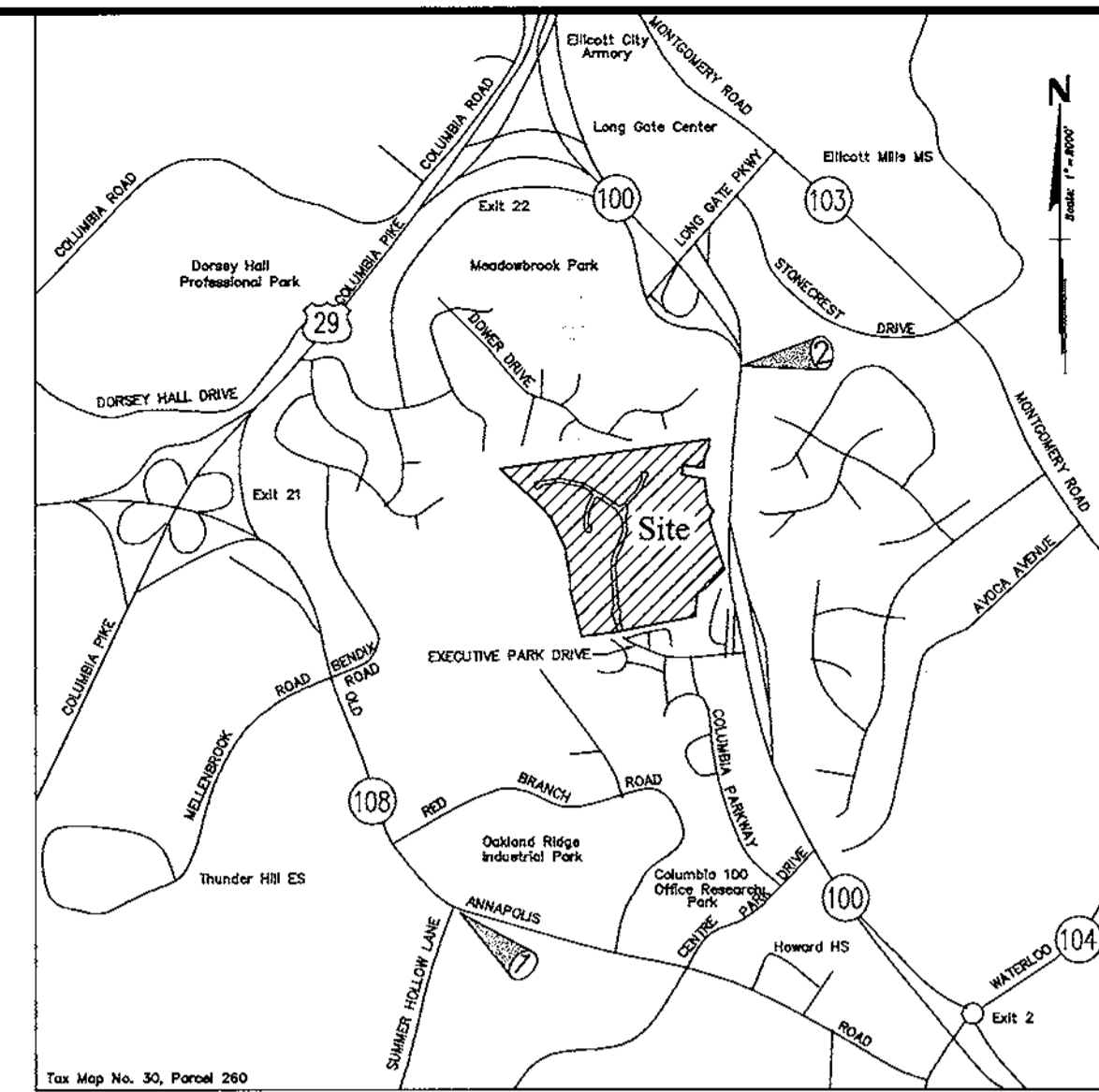
- The project is in conformance with the latest Howard County standards unless waivers have been approved.
- The existing topography is taken from aerial survey, supplemented by field survey, at 2-foot contour intervals prepared by Rodgers and Associates, dated Oct. 2001.
- The coordinates shown hereon are based upon the Howard County Geodetic Control which is based on the Maryland State Plane Coordinate System. Howard County Monument Nos. 30FA, 37GB, 30CA, 30CB, and 30IA were used for this project.
- Water and sewer are public. Howard County Contract no.: 24-4064-D.
- As a consequence of its submission for County review prior to November 15, 2001, this plan is subject to compliance with the Fourth Edition of the Subdivision Regulations. In addition, because it did not have preliminary plan approval prior to November 1, 2001, it is subject to compliance with County Council Bill 50-2001 which amends portions of the Zoning Regulations.
- Stormwater management for this plan provided on-site by an existing stormwater management facility: SWMF #1 - P-1 (micropond extended detention pond which provides water quality and channel protection control). The facility is publicly owned and maintained by Howard Co. Existing SWMF #1 was constructed under Phases I & II of this subdivision. (P-02-10).
- Existing utilities are based on Howard County contract drawings.
- The floodplain study for this project was prepared by Rodgers Consulting, Inc. dated 11/29/01.
- The wetland delineation study for this project was prepared by McCarthy and Associates, Inc. November, 2000, and was approved per sketch plan S-01-20.
- The traffic study for this project was prepared by The Traffic Group, dated 1/24/02.
- The noise study for this project was prepared by Staiano Engineering, Inc., dated 11/28/01.
- The geotechnical report for this project was prepared by GTA dated 11/30/01.
- Soils information taken from the Howard County Soils Survey, dated July, 1968, sheet 20.
- The area of this application is 6.46 acres. (Phase III)
- The existing zoning classification for Phase III of this project is R-A-15.
- Front setbacks required from public roads only and not from private roads per Howard County Zoning section 112.D(4)(b)(1).
- Required 60' rear-to-rear distance does not apply to decks on the rear of townhouse units. In addition, decks are not included in the maximum 60% lot coverage requirement for townhouse units.
- The waiver petition, WP-01-117, was approved on August 1, 2001 to waive Section 16.115 and 16.116(a) to allow work in the floodplain and in the stream buffer for the construction of a public access place crossing to serve 15 proposed residential R-20 zoned lots, and section 15-120(c)(4) to allow SFA lots to front on a private road greater than 200 feet in length (applies to road in front of proposed lots 168-182). Approval is subject to the following conditions: (1) Construct the crossing using the bottomless culvert proposed with the waiver documentation. (2) Limit the disturbance to the environmental areas to the minimum extend necessary for construction of the stream crossing. (3) In preparation of the Forest Conservation Plan proposal, provide afforestation within the unwooded area of the priority stream buffer shown on the Stream Crossing Exhibit.
- A minimum of twenty (20) feet shall be maintained between trees and street lights.
- Plan(s) for required traffic signs and pavement markings will be included with the Final Construction Plan(s). Submittals as required per Howard County Design Manual Volume III- Roads and Bridges, section 2.13.

# PRELIMINARY PLAN

## MOUNT JOY

### PHASE III

## ELECTION DISTRICT NO.2, HOWARD COUNTY, MARYLAND



Vicinity Map  
Scale: 1" = 200'

NOTES:  
THIS SURVEY IS IN THE MARYLAND STATE PLANE COORDINATE SYSTEM BASED ON GPS OBSERVATIONS INCORPORATING THE FOLLOWING HOWARD COUNTY, MARYLAND CONTROL STATIONS:

STATION 30FA	N.568621.336'	E.1361563.983'
STATION 37GB	N.553452.821'	E.1368503.167'
STATION 30CA	N.575023.465'	E.1364681.801'
STATION 30CB	N.576541.342'	E.1361211.296'
STATION 30IA	N.567750.958'	E.1364842.598'

**BENCH MARKS (NAD83)**

BENCHMARK NO. 1	---HO. CO. NO. 30FA
HOWARD CO. STD. STAMPED DISC LOCATED SW CORNER OF RT. 108 AND SUMMER HOLLOW LANE.	
N 568621.336,	E 1361563.983
ELEV. 441.619	
BENCHMARK NO. 2	---HO. CO. NO. 30CA
HOWARD CO. STD. STAMPED DISC LOCATED ON THE EAST SIDE OF THE N.B.L. OF RT. 100	
N 575083.465,	E 1364681.801
ELEV. 380.087	

**PARKING CALCULATIONS (@ 2.0 SP./UNIT) FOR PHASE III**

<b>I. TOWNHOUSES (Total 5 units)</b>			
a. Required:	Total		
	10		
b. Provided:	Total	Garage parking	Driveway Parking
	10	5	5
<b>II. APARTMENTS (108 units)</b>			
a. Required:	Total		
	216		
b. Provided:	Total		
	216*		

TOTAL PARKING REQUIRED FOR PHASE III SUBMISSION: 226 SPACES

TOTAL PARKING PROVIDED FOR PHASE III SUBMISSION: 226 SPACES\*

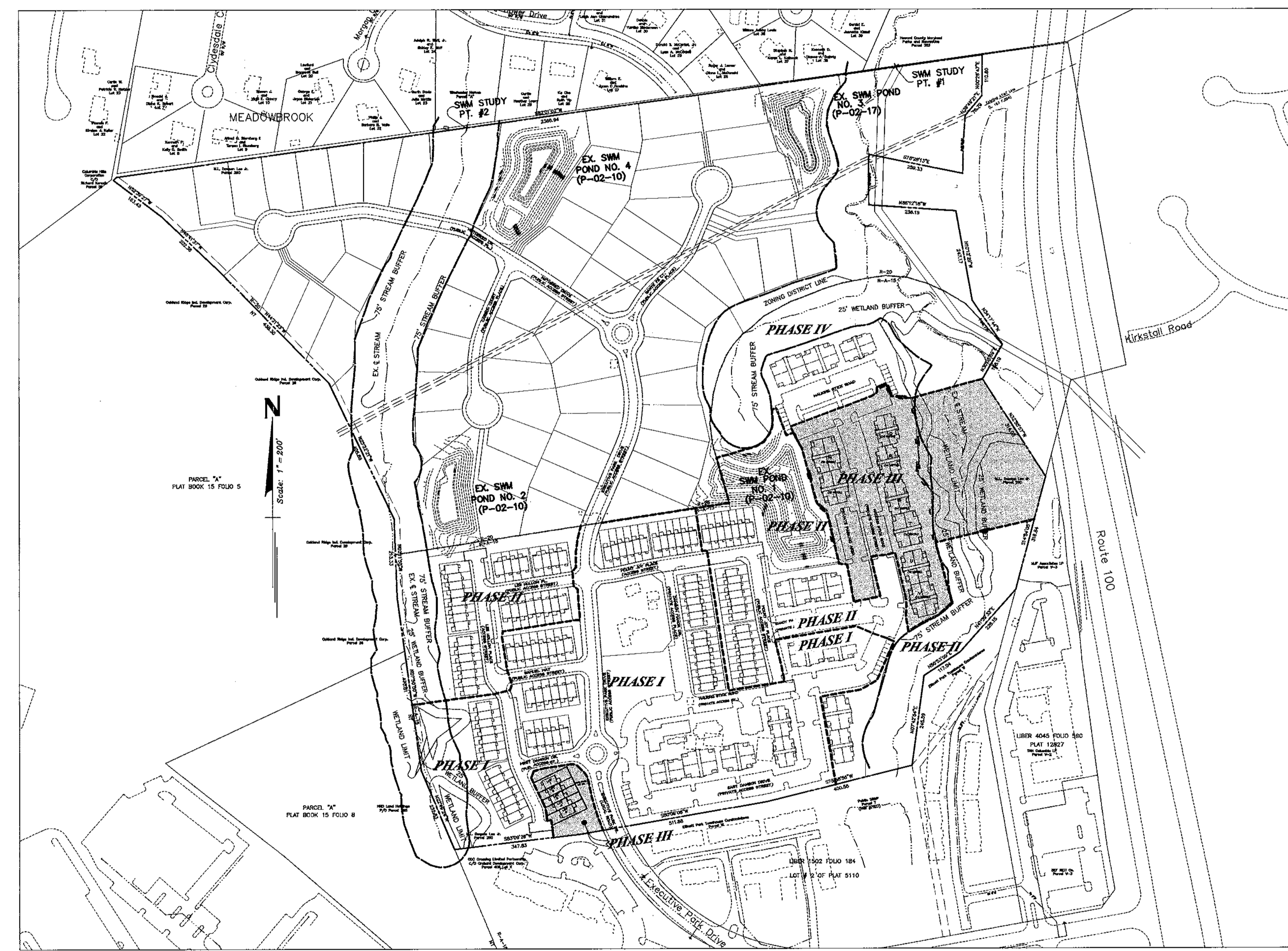
\* Includes 43 Parking Spaces provided / built under Phases I & II

**OPEN SPACE CALCULATIONS (PHASE III)**

Total area of Phase III submission	= 6.46± Ac.
required @ 6.46± AC. x 25%	= 1.62± AC.
provided	= 2.78± AC.

<b>Recreation Open Space required:</b>	
Townhouses : 200 sf x 5	= 1,000 sf
Apartment : 175 sf x 108	= 18,900 sf
Total required :	19,900 sf or 0.46 ac.

Total Provided: 0.46± ac. (0.31± ac. from the Club House/Pool in Ph. I & II)



Study Point #1 SWM Storage Requirement Summary And Treatment Strategy						
Study Point #1	DA (Ac)	WQy (Ac-Ft)	Res (Ac-Ft)	CPV (Ac-Ft)	Detention Protection (Ac-Ft)	Detention Flood (Ac-Ft)
Total onsite area to	38.27				N/A	N/A
Study Point (Prop)						
Total offsite area to	640				N/A	N/A
Study Point						
Pond # 1 (Micropond P-1)	15.22	0.8**	0.0392/49	1.0000	N/A	N/A
Pond # 2 (Sand Filter F-1)	4.33	0.112**	0.0290/33	***	N/A	N/A
By-Flow Areas (Check)	18.72	**	*	*		

Study Point #2 SWM Storage Requirement Summary And Treatment Strategy						
Study Point #2	DA (Ac)	WQy (Ac-Ft)	Res (Ac-Ft)	CPV (Ac-Ft)	Detention Protection (Ac-Ft)	Detention Flood (Ac-Ft)
Total onsite area to	37.95				N/A	N/A
Study Point (Prop)						
Total offsite area to	50.3				N/A	N/A
Study Point						
Pond # 4 (Micropond P-4)	17.99	0.5000	0.1460/71	1.0000	N/A	N/A
Pond # 2 (Sand Filter F-1)	9.45	0.4000	0.1121/36	***	N/A	N/A
By-Flow Areas (Check)	10.51	**	*	*		

FOR COMPLETE SWM PLAN SEE P-02-10

**\*APFO SCHEDULE**

PHASE	# OF TENTATIVE ALLOCATIONS	ALLOCATION YEAR	PRELIMINARY PLAN SUBMISSION DUE DATES
I	144	2003	WITHIN 9 MONTHS OF THE DATE OF SIGNATURE APPROVAL OF THE SKETCH PLAN
II	105	2004	BETWEEN JULY 1, 2001 AND APRIL 1, 2002
III	113	2005	BETWEEN JULY 1, 2002 AND APRIL 1, 2003
IV	42	2006	BETWEEN JULY 1, 2003 AND NOV. 1, 2003

\*APFO SCHEDULE AS GRANTED PER HOWARD COUNTY DEPT. OF PLANNING AND ZONING APPROVAL LETTER OF SEPTEMBER 27, 2001 FOR 404 TENTATIVE ALLOCATIONS FOR THE R-A-15 ZONED PORTION. \*\*TENTATIVE ALLOCATIONS FOR THE R-20 ZONED PORTION OF THE SITE WAS GRANTED UPON SIGNATURE APPROVAL OF THE SKETCH PLAN BY THE DIRECTOR OF PLANNING AND ZONING.

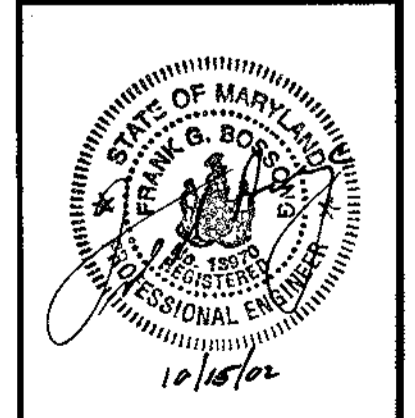
**PROPOSED PHASING SCHEDULE**

PHASE	SINGLE FAMILY ATTACHED	APARTMENT	TOTALS	UNIT #'S
I	60	84	144	6-19, 37-41, 43-56, 148-159, 160-182, APTS. A, B, C, D, E, H AND I
II	53	52	105	20-34, 183-75, 160-164, 183-197, APTS. F, G, J, AND K
III	5	108	113	I-5, APTS. L, M, Q, R, S, T, U, AND V
IV	0	42	42	APTS. N, O, P
			404	

**LOCATION MAP**  
SCALE: 1" = 200'

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY

*[Signature]*  
PLANNING DIRECTOR  
DATE: 10/26/02



**SHEET INDEX**

COVER SHEET	1
PRELIMINARY PLAN	2
GRADING & STORM DRAIN	3
LANDSCAPE PLAN	4
FOREST CONSERVATION PLAN	5

DATE	REVISION	DATE	BY	DATE
			BASE DATA	12/01
			DESIGNED	
			DRAWN	12/01
			REVIEWED	PDB
			RELEASE FOR	
			DIRECT SUBMISSION TO DPZ	10/18/02
			DIRECT SUBMISSION TO DD	9/17/02
			ISSUED FOR REVIEW	8/2/02

CONTRACT PURCHASER:  
**WINCHESTER HOMES**  
6305 IVY LANE  
SUITE 800  
GREENBELT, MD 20770  
PHONE: 301-474-4411  
CONTACT: MICHAEL J. CONLEY

OWNER:  
**M.L. DAWSON LEE, JR.**  
MOUNT JOY FARM  
499 COLUMBIA ROAD  
ELLCOTT CITY, MD 21043-5996

**PRELIMINARY PLAN**  
**COVER SHEET**



Rodgers Consulting, Inc.  
9260 Gather Road  
Gathensburg, MD 20877  
301.948.4700  
301.948.6256 (fax)  
301.253.6609  
www.rodgers.com

PHASE III  
**MOUNT JOY**  
ELECTION DISTRICT NO. 2  
HOWARD COUNTY, MARYLAND  
TAX MAP: 30 GRID: 12 PARCEL NO. 260  
DPZ FILE NO.: S-01-02, WP-01-117, P-02-10, P-02-17

SCALE AS SHOWN
JOB No. 506V2
DATE: 7/02
INDEX No.
SHEET No. 1 OF 5

- Legend**
- Storm Drain
  - Stream Buffer
  - 100 Yr. Floodplain
  - Limit of Disturbance
  - Existing Treenline
  - Zoning Line
  - Match Line
  - Slopes 15% - 25%
  - Slopes greater than 25%
  - Forest Conservation Easmt.
  - Prop. SWM Credit and Utility Easement
  - EX. PARKING SPACE BUILT UNDER PHASES I & II (CREDITED FOR PHASE III REQUIREMENT)

N 572525  
E 1363300

Scale: 1" = 50'

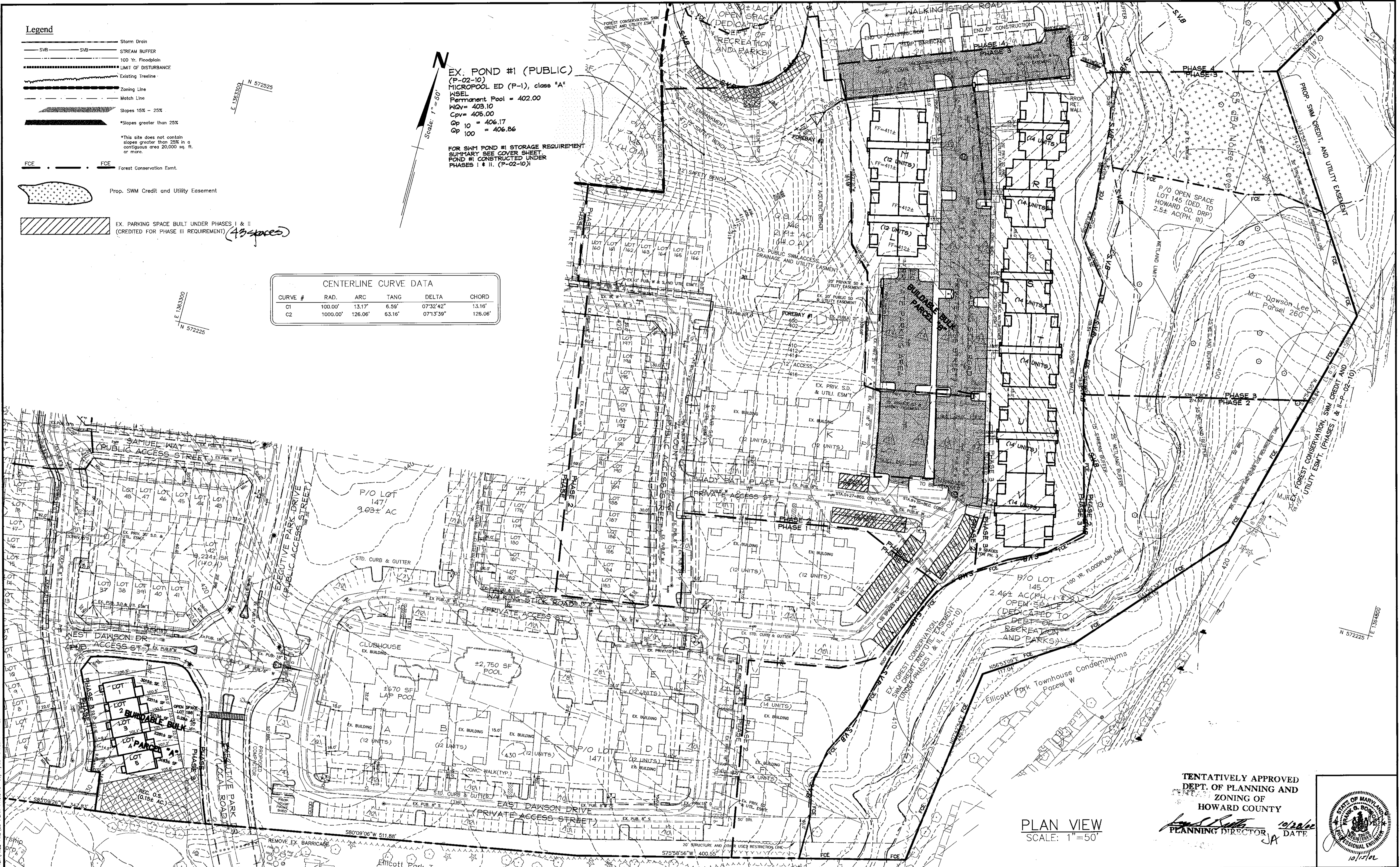
**EX. POND #1 (PUBLIC)**  
(P-02-10)  
MICROPOL ED (P-1), class "A"  
WSEL  
Permanent Pool = 402.00  
WQV = 403.10  
Cpv = 405.00  
Qp 10 = 406.17  
Qp 100 = 406.86

FOR SWM POND #1 STORAGE REQUIREMENT  
SUMMARY SEE COVER SHEET.  
POND #1 CONSTRUCTED UNDER  
PHASES I & II. (P-02-10)

**CENTERLINE CURVE DATA**

CURVE #	RAD.	ARC	TANG	DELTA	CHORD
C1	100.00'	13.17'	6.59'	07°32'42"	13.16'
C2	1000.00'	126.06'	63.16'	07°13'39"	126.06'

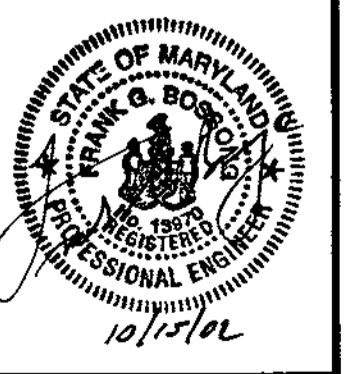
N 572225  
E 1363300



PLAN VIEW  
SCALE: 1"=50'

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY

PLANNING DIRECTOR JA DATE 10/20/02



DATE	REVISION	DATE	BY	DATE
	BASE DATA		CADD	12/01
	DESIGNED			
	DRAWN		YSL	2/02
	REVIEWED		PFB	
	RELEASE FOR			
	BY			

**CONTRACT PURCHASER:**  
**WINCHESTER HOMES**  
6305 IVY LANE  
SUITE 800  
GREENBELT, MD 20770  
PHONE: 301-474-4411  
CONTACT: MICHAEL J. CONLEY

**OWNER:**  
**M.L. DAWSON LEE, JR.**  
MOUNT JOY FARM  
499 COLUMBIA ROAD  
ELlicOTT CITY, MD 21043-5996

**PRELIMINARY PLAN**



Enhancing the value of land assets

Rodgers Consulting, Inc.  
9260 Gaither Road  
Gaithersburg, MD 20877  
301.948.4700  
301.948.6256 (fax)  
301.253.6609  
www.rodgers.com

PHASE III  
**MOUNT JOY**  
ELECTION DISTRICT NO. 2  
HOWARD COUNTY, MARYLAND  
TAX MAP: 30 GRID: 12 PARCEL NO. 28  
DPZ FILE NO. S-01-02, WP-01-117, P-02-10, P-02-17

SCALE	JOB NO.	DATE	INDEX NO.	SHEET NO.
AS SHOWN	506V2	7/02		2 OF 5

PRELIMINARY: NOT FOR CONSTRUCTION

- Legend**
- Storm Drain
  - SVB — SVB — STREAM BUFFER
  - 100 Yr. Floodplain
  - LIMIT OF DISTURBANCE
  - Existing Topline
  - Zoning Line
  - Match Line
  - Slopes 15% - 25%
  - \*Slopes greater than 25%
  - FCE — FCE — Forest Conservation Esmt.
  - Prop. SWM Credit and Utility Easement
- \*This site does not contain slopes greater than 25% in a contiguous area 20,000 sq. ft. or more.

**EX. POND #1 (PUBLIC)**  
 (P-02-10)  
 MICROPOOL ED (P-1), class "A"  
 WSEL  
 Permanent Pool = 402.00  
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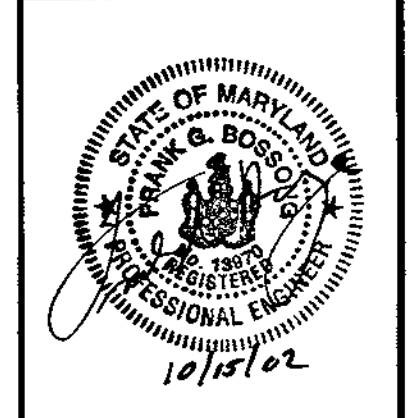
FOR SWM POND #1 STORAGE REQUIREMENT  
 SUMMARY SEE COVER SHEET  
 POND #1 CONSTRUCTED UNDER  
 PHASES I & II. (P-02-10)

**NOTE:**  
 PROPOSED RETAINING WALL SHALL BE 10' FROM ANY  
 CONSERVATION BUFFER. OVERLAND FLOW TO THE  
 WALL SHALL BE ADEQUATELY ADDRESSED AT FINAL/SDP'S  
 UTILIZING YARD DRAINS AND UNDER DRAINS AS APPROPRIATED.



TENTATIVELY APPROVED  
 DEPT. OF PLANNING AND  
 ZONING OF  
 HOWARD COUNTY  
 PLANNING DIRECTOR  
 DATE 10/28/02

PLAN VIEW  
 SCALE: 1"=50'



DATE	REVISION	DATE	BY	DATE
			BASE DATA	CADD 12/01
			DRAWN	YSL 2/02
			REVIEWED	PFB
			RELEASE FOR	
			MYLAR SUBMISSION TO DPZ	01/02
			DIRECT SUBMISSION TO DED	01/17/02
			ISSUED FOR REVIEW	02/02

CONTRACT PURCHASER:  
**WINCHESTER HOMES**  
 6305 IVY LANE  
 SUITE 800  
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**PRELIMINARY PLAN  
 GRADING & STORM DRAIN PLAN**



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PHASE III  
**MOUNT JOY**  
 ELECTION DISTRICT NO. 2  
 HOWARD COUNTY, MARYLAND  
 TAX MAP: 30 GRID: 12 PARCEL NO. 260  
 DPZ FILE NO.: S-01-02, WP-01-117, P-02-10, P-02-17

SCALE AS SHOWN
JOB No. 506V2
DATE: 7/02
INDEX No.
SHEET No. 3 OF 5

**TREE KEY**

ACER GRISEUM  
(PAPERBARK MAPLE)

PRUNUS CERASIFERA 'THUNDERCLOUD'  
(PURPLELEAF PLUM)

Above are suggested typical species. Specific trees to be determined at final landscape plan submission.

**SCHEDULE D  
PRIVATE STREET TREES  
(LANDSCAPE TREES)**

Private Street Frontage 1090 lf  
Trees Required:  
Large @ 1/40 lf 28  
Or Small @ 1/30 lf 37  
Proposed 37 small (see note)

Note: At final landscape plan submission, large trees may be used in place of some small trees, where space allows, reducing required quantity.  
Planting details to be determined at final landscape plan.

**SCHEDULE A  
PERIMETER LANDSCAPE EDGES**

PERIMETER #	3a	3b
PROPOSED USE	MFA	MFA
ADJACENT USE	HIGHWAY	HIGHWAY
LANDSCAPE TYPE	B	B
LINEAR FEET OF PERIMETER	310'	119'
CREDIT FOR EX. VEGETATION	0'	0'
NET PERIMETER	310'	119'
NUMBER OF PLANTS REQ'D:		
SHADE TREES	6 @ 1/50 l.f.	3 @ 1/50 l.f.
EVERGREEN TREES	8 @ 1/40 l.f.	3 @ 1/40 l.f.
SHRUBS	0	0

**SCHEDULE B  
PARKING LOT INTERNAL  
LANDSCAPING**

NUMBER OF PARKING SPACES (Excludes townhouse garages & driveways) 173  
NUMBER OF TREES REQUIRED 17  
REQ'D AREA OF ISLANDS (@ 200 sq. ft. per island) 3,400 SF  
ISLAND AREA PROVIDED 2,920 SF\*\*

\*\*480 SF OF ISLAND AREA WILL BE PROVIDED ON PHASE IV

**SCHEDULE C  
RESIDENTIAL INTERNAL LANDSCAPING**

DETAILS TO BE PROVIDED AT SITE DEVELOPMENT STAGE

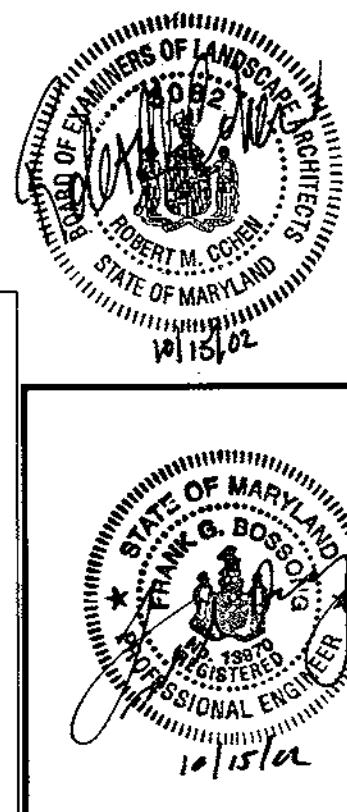
	SFA	APTS.
NUMBER OF DWELLING UNITS	5	108
NUMBER OF TREES REQ'D		
SHADE TREES	5 @ 1/UNIT	36 @ 1/3 UNITS



LEGEND:

- [Cross-hatched box] = LANDSCAPE ISLAND
- [Diagonal lines box] = LANDSCAPE BUFFER
- [Dashed line] = FOREST CONSERVATION EASEMENT
- [Wavy line] = WETLANDS

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY  
PLANNING DIRECTOR *[Signature]* 10/28/02  
DATE



DATE	REVISION	DATE	BY	DATE

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**PRELIMINARY PLAN**  
**LANDSCAPE PLAN**

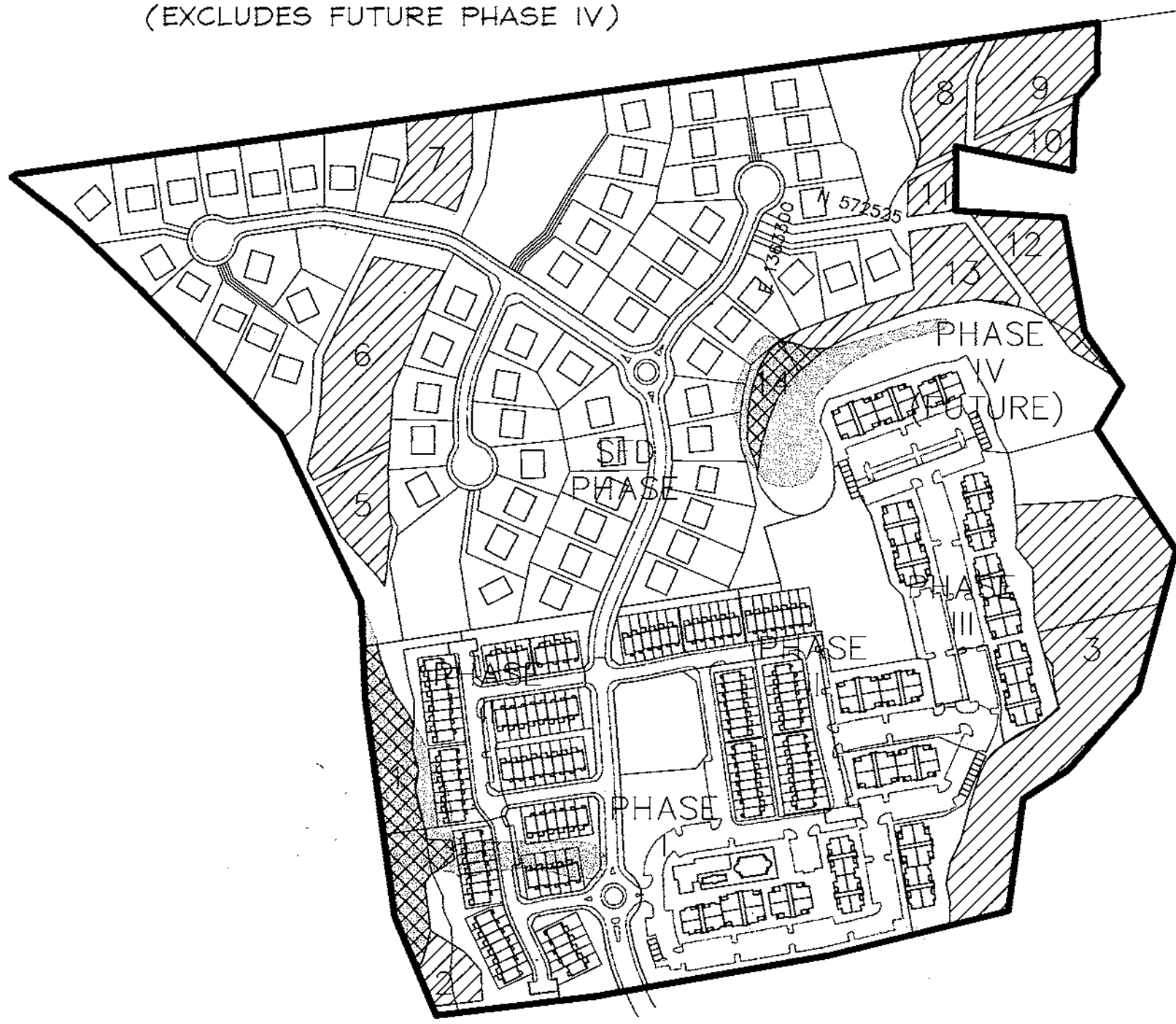
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PHASE III  
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HOWARD COUNTY, MARYLAND  
TAX MAP: 30 GRID: 12 PARCEL NO. 260  
DP2 FILE NO.: S-01-02, WP-01-117, P-02-10, P-02-17

SCALE: 1" = 50'  
JOB No. 506V2  
DATE: 7/02  
INDEX No.  
SHEET No. 4 OF 5

COMPOSITE FOREST CONSERVATION MAP  
(EXCLUDES FUTURE PHASE IV)



SUMMARY OF CONSERVATION EASEMENTS (EXCLUDING PHASE 4)

EASEMENT ID	ACRES
1	1.3 (retention)
2	0.4
3	4.2
4	--
5	0.6
6	1.6
7	0.6
8	0.7
9	1.0
10	0.4
11	0.2
12	0.8
13	1.5
14	0.35 (retention)

- RETENTION
  - AFFORESTATION
  - EXISTING FOREST STAND
- 3 EASEMENT ID NUMBER

CUMULATIVE FOREST CONSERVATION WORKSHEET

I. BASIC SITE DATA	PHASE 1 & 2		PHASE 3	TOTAL TO DATE
	PHASE 1	PHASE 2	PHASE 3	
Gross Site Area	26.35	38.80	6.46	71.64
Area within 100 year Floodplain	0.84	4.07	0.55	5.51
Net tract area	25.49	34.73	5.91	66.13
Land use category				
II. INFORMATION FOR CALCULATIONS				
A. Net Tract Area	25.49	34.73	5.91	66.13
B. Reforestation threshold	(20%) 5.10	(20%) 6.95	(20%) 1.18	13.23
C. Afforestation minimum	(15%) 3.82	(15%) 5.21	(15%) 0.89	9.92
D. Existing forest on net tract	2.10	0.55	0.00	2.65
E. Forest areas to be cleared	0.80	0.20	0.00	1.00
F. Forest areas to be retained	1.30	0.35	0.00	1.65
III. AFFORESTATION CALCULATIONS				
(Clearing is proposed AND existing forests are less than the afforestation minimum)				
Afforestation for unforested areas below min.(C-D)	1.72	4.66	0.89	7.27
Afforestation for clearing below minimum (2xE)	1.60	0.40	0.00	2.00
* Total afforestation required	3.32	5.06	0.89	9.27
** Afforestation proposed*	4.60	7.40	0.00	12.00**

Credit for existing trees in afforestation areas to be determined at final forest conservation plan. The 2.73 acres of proposed afforestation above the requirement of plans submitted to date to be applied to the requirement for future Phase IV, if needed.

NOTE: NO ADDITIONAL FOREST CONSERVATION PROPOSED BY THIS PLAN. PREVIOUSLY SUBMITTED PLANS FOR PHASES 1 & 2 AND SFD PHASE PROVIDE SUFFICIENT FOREST CONSERVATION EASEMENTS TO MEET CUMULATIVE CONSERVATION REQUIREMENTS INCLUDING THIS PHASE.

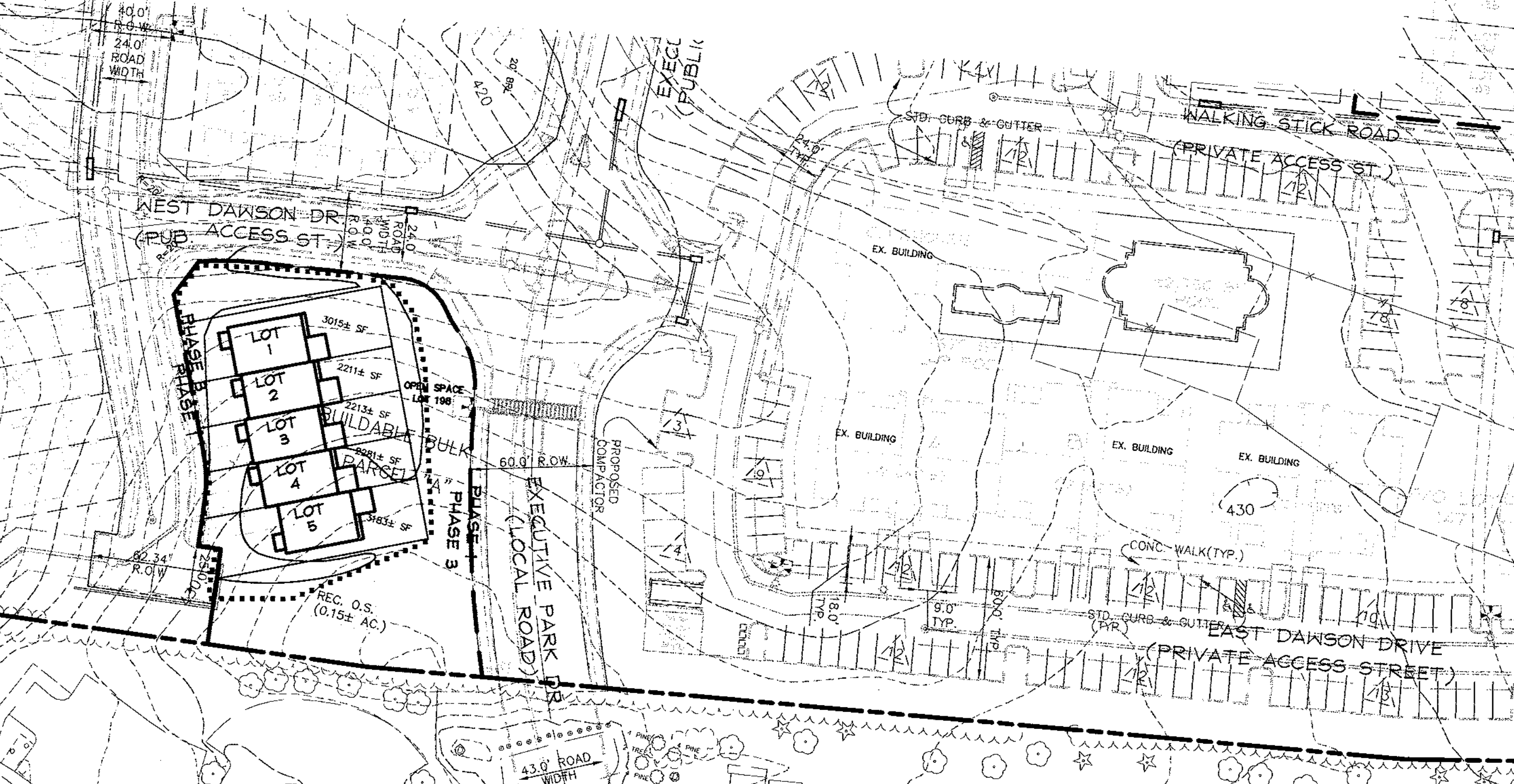
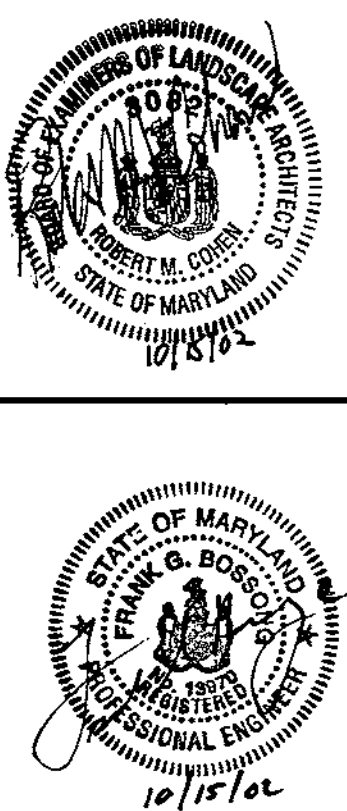


TENTATIVELY APPROVED  
DEPT. OF PLANNING AND ZONING OF  
HOWARD COUNTY

*James P. Smith* 10/26/02  
PLANNING DIRECTOR DATE

LEGEND

- = FOREST CONSERVATION RETENTION AREA
- = FOREST CONSERVATION REFORESTATION AREA
- = FOREST CONSERVATION EASEMENT
- = FOREST CONSERVATION PROTECTION FENCING
- = SIGNAGE
- = WETLANDS



DATE	REVISION	DATE	BY	DATE
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	DESIGNED	YSL	2/02	
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	REVIEWED			
	RELEASE FOR			
	MYLAR SUBMISSION TO DPZ	01/16/02		
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FOREST CONSERVATION PLAN



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PHASE III  
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PRELIMINARY: NOT FOR CONSTRUCTION