

GENERAL NOTES

- Property zoned RSC, B-2, PEC per ZB 877 R&M, of May 3, 1990.
 - The residential portion as described shall be defined as the "tract" for the following calculations.
 - Existing zoning RSC.
 - Gross area of tract 189.77 Acres.
 - Net area of tract 177.00 Acres.
 - Area of proposed lots or parcels, 62.15 Acres.
 - Area of proposed roads 15.77 Acres.
 - 361 Total buildable units proposed (includes 2 existing dwellings.)
 - O - Floodplain lot proposed.
 - B - Open space lots proposed.
 - Public water and sewer to be utilized. Property is within the Metropolitan District.
 - Topography compiled from aerial survey by Air Survey & Design, Inc. & Photogrammetric Services, Inc. 1988. Contour interval 1/2 interval shown on this plan.
 - See soils map #25 and #26.
 - Installation of traffic control devices shall be in accordance with the latest edition of the Manual of Uniform Control Devices.
 - Sediment & Erosion Control measures to be provided with the submission of the road construction and site development plans.
 - All utilities shown as existing were compiled from available plans and records.
 - Minimum setbacks and distances between buildings shall comply with Section 108.D.2 of the Howard County Zoning Regulations. Regulation 108.D.2.c.3.a, reduction to 50' setback shown in Shady Oaks layout.
 - Street lights shall be provided in accordance with the design manual.
 - Site located on Tax Map 37, parcels and deed reference: P38; 1768/582, P529; 485/1227, P542; 2041/468, P640; 1470/266, P643; 1543/672, Part of P80; 2041/258.
 - Street trees will be provided with the submission of the road construction plans.
 - All existing structures to be razed with exception of existing structures on lots 167, 202, Parcel D. Existing structure on lot 262 circa 1970's existing structure lot 167 circa 1870's. Existing structure 18 HO 157 to remain. See archeologic report for age.
 - See Conceptual Grading Plan for unit dimensioning/setbacks.
 - Future Public Golf Course grading not proposed with this submission; Design of future Public Golf Course subject to change within the open space boundaries.
 - For existing vegetation, see sheets 1 and 2 of existing vegetation plan. No specimen trees are located on residential lots or residential road R.O.W.'s.
 - Boundary Surveys by Dewberry + Davis, 1986.
 - Previous county file numbers 5-86-92, 5-87-70, 5-88-61, 5-88-98, P-88-79, 5-88-117, P-89-17, P-89-27, F-89-253, F-90-110, F-90-118, G-88-58, ZB-877M, WP-91-33, F-91-125, 5-91-11, WP-92-143, WP-93-20, WP-93-86.
 - For steep slopes, see sheets 2-8.
 - Street trees and sidewalks will be provided in accordance with Section 14.124 and 16.134 of the Subdivision Regulations.
- NOTE: For continuation of general notes see sheet 3
For Landscape Schedule see sheet 3
See plan views sheet's 2-8 for perimeter landscaping location

SPECIMEN TREE LEGEND

- *A. 80" CHESTNUT OAK - GOOD CONDITION
- *B. 50" CHESTNUT OAK - GOOD CONDITION
- *C. 20" SPRUCE - EXCELLENT CONDITION
- *D. 24" WHITE PINE - GOOD CONDITION
- *E. 60" RED OAK - GOOD CONDITION
- *F. 30" WHITE OAK - EXCELLENT CONDITION
- *G. 36" CHESTNUT OAK - EXCELLENT CONDITION
- *H. 40" WHITE OAK - EXCELLENT CONDITION
- *I. 36" WHITE OAK - EXCELLENT CONDITION
- J. CHESTNUT OAKS - OPEN FIELD GROWN APPROXIMATELY 20 TREES UP TO 30" DBH - EXCELLENT CONDITION

ZONING BOARD CASE 877 DECISION AND ORDER

1. All uses shall be confined to those uses shown on the site plan incorporated into this Decision and Order, and no variations or modifications shall be granted to that site plan unless approved by the Howard County Zoning Board;

2. That a public golf course be constructed on the site as shown on the amended site plan submitted with the petition and incorporated as part of this Decision. The approval of this entire amended site plan is based upon the construction of a public golf course by Howard County, that golf course being central to and an integral part of the entire development project. If a golf course is not built by Howard County, then the amended site plan shall be null and void, and the Petitioner shall resubmit its petition showing the proposed use of the entire property for approval by the Zoning Board for Howard County.

PARKING TABULATION FOR SINGLE FAMILY ATTACHED

SHADY OAKS

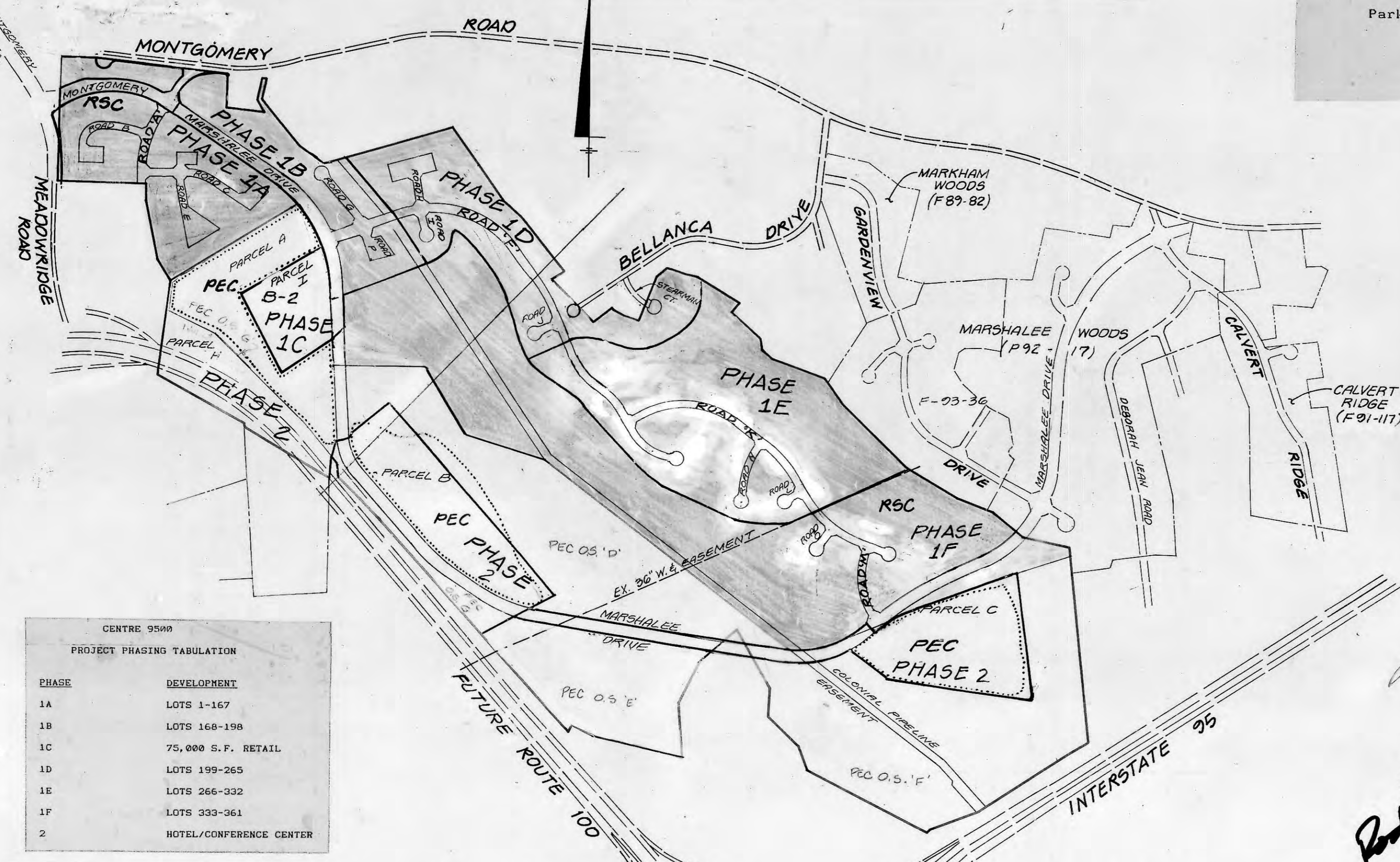
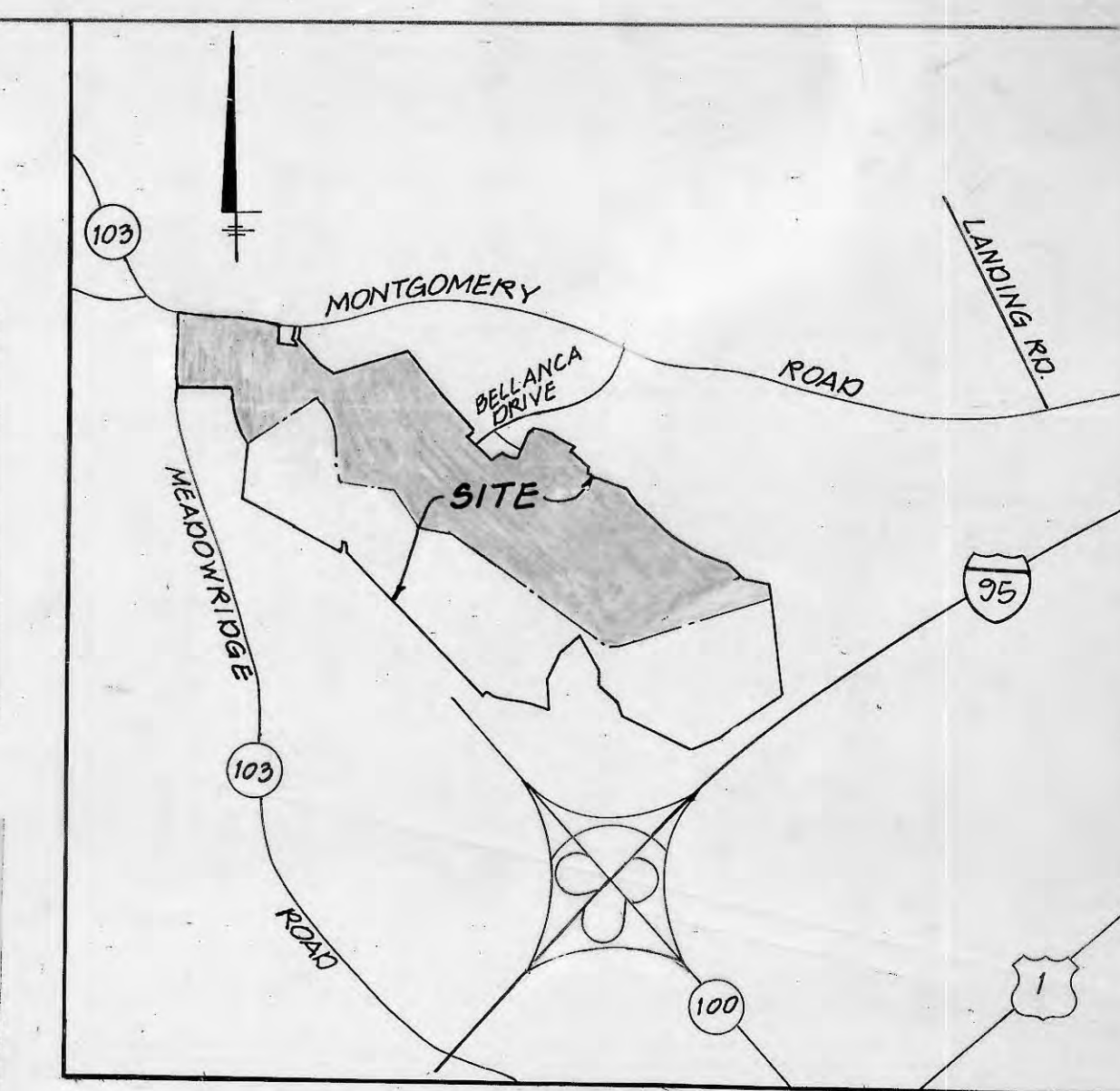
Parking Proposed:
Garage Units = 16 units x 2 spaces = 32 sp.
(1 space in garage, 1 in driveway)
Court Parking = 327 spaces
Total 359 spaces provided

Parking Required:
160 Units x 2 spaces = 320 sp. required
Spaces/Unit = 2.16

LYNDWOOD MANOR

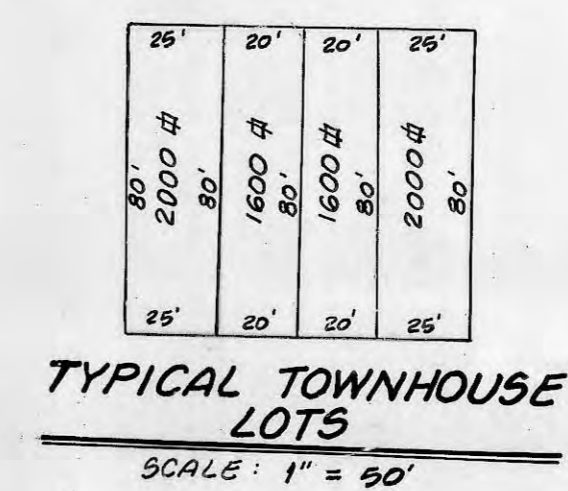
Parking Proposed:
Garage Units = 20 units x 2 spaces = 40 sp.
(1 space in garage, 1 in driveway)
Court Parking = 0 spaces
Total 40 spaces provided

Parking Required:
20 Units x 2 spaces = 40 sp. required
Spaces/Unit = 2.00



CENTRE 9500
PROJECT PHASING TABULATION

PHASE	DEVELOPMENT
1A	LOTS 1-167
1B	LOTS 168-198
1C	75,000 S.F. RETAIL
1D	LOTS 199-265
1E	LOTS 266-332
1F	LOTS 333-361
2	HOTEL/CONFERENCE CENTER



TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY
JAMES B. SMITH, PLANNING DIRECTOR
DATE 6/18/92

Rudolph May Jr.
2/18/93

Residential
SITE ANALYSIS AND OPEN SPACE TABULATION

1. Zone	RSC
2. Gross Area	185.77 Ac.
3. Steep Slopes	4.66 Ac.
4. Floodplain	4.05 Ac.
5. Buildable Lots (361)	62.15 Ac.
Public R/W	15.77 Ac.
Open Space	102.68 Ac.
Private Drives	0 Ac.
6. Number of units proposed	361
7. Recreational open space required	185.9 Ac.

PEC TABULATION

186 SFA x 200 SF = 37,200 sq. ft.
175 SFD x 250 SF = 43,750 sq. ft.
Total Requirement = 80,950 sq. ft. or 1,859 ac.
Recreational Open Space provided = 305 ac, which is contained within the RSC portion of the golf course.

Existing zoning PEC	
Gross Area	159.13 Ac.
Area of Proposed Parcels	150.9 Ac.
Area of Proposed R/W	8.23 Ac.
Number of Proposed Parcels:	8
Open Space	5
Buildable	3
Gross Common Open Area	
Required (30%)	47.74 Ac.
Proposed (68.9%)	109.67 Ac.

- Private open area will be indicated and tabulated on site development plans
- PEC NOTES:**
- Pedestrian sidewalks for the PEC bulk parcels will be developed to provide access to all buildings and parking spaces on site development plans.
 - Proposed water & sewer facilities are to be public.
 - Private open areas are to be indicated and tabulated on site development plans.
 - Metes and bounds of the Common Open Area to be established with the final development plan.

B-2 Tabulation

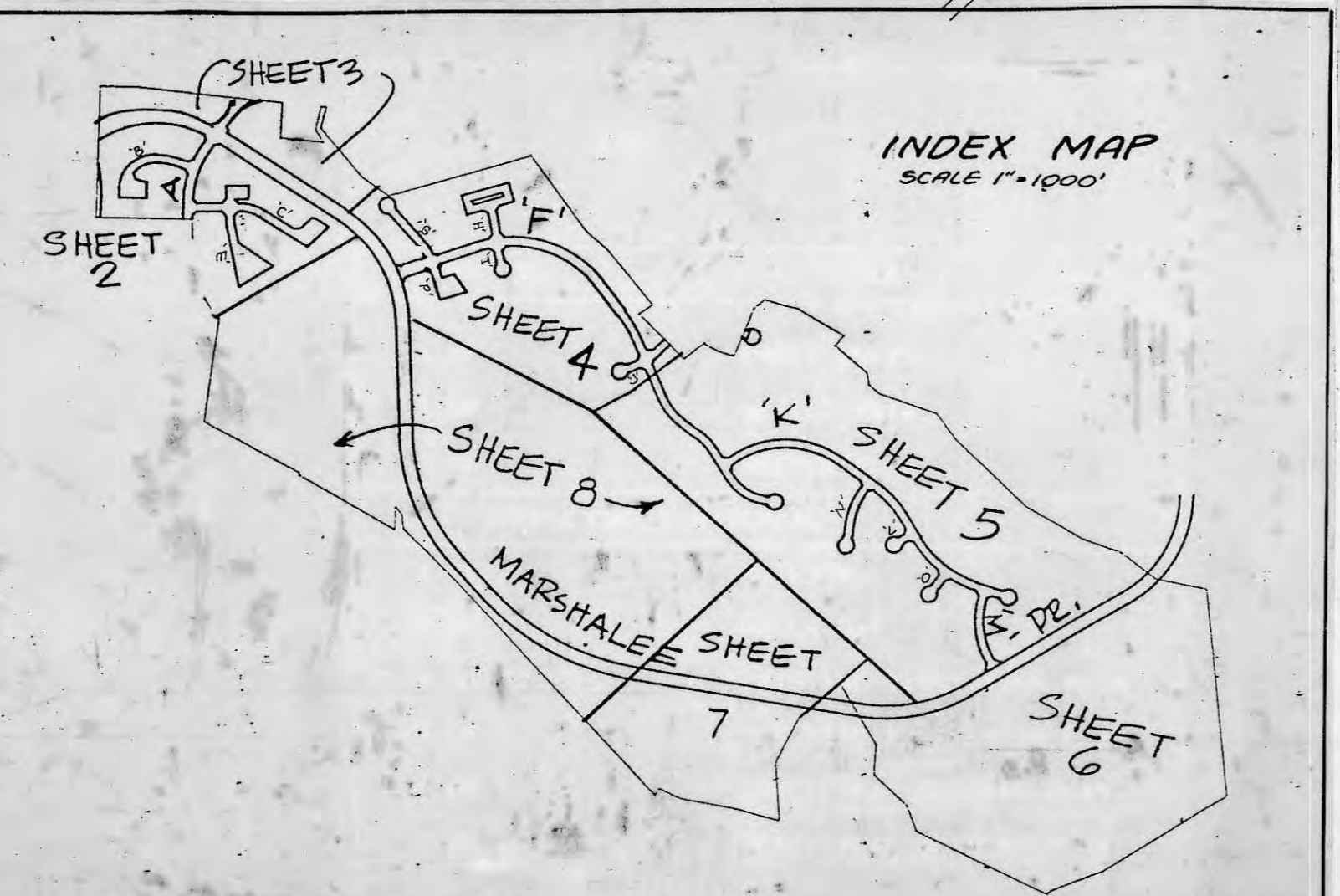
Gross Area	6.0 Ac.	Parcels: 1
Total Site Area	250.9 Ac.	

DENSITY TABULATION AND NET AREA

	GROSS	Floodplains & Steep Slopes	Net Area	Building Units Allowed	Building Units Proposed	Open Space Required	Open Space* Proposed	Dry Open Space Proposed	Density
SHADY OAKS									
Single Family Attached	46.0 Ac.	0.2	45.8	183.2	166	9.2 (20%)	34.00 (74%)	32.77	3.62
Single Family Detached	1.0	0	1.0	4.0	1 (EXISTING)	0.2 (20%)	0	0	1.0
Subtotal	47.0	0.2	46.8	187.2	167	9.4 (20%)	34.00 (72%)	32.77	3.57
LYNDWOOD MANOR									
RSC Single Family Attached	11.81	0	11.81	47.24	20	2.36 (20%)	8.5 (72%)	8.5	1.60
Single Family Detached	140.90	8.51	110.45	473.8	174	25.37 (20%)	65.35 (9) 32	40.31	1.47
Subtotal	152.71	8.51	130.20	521.04	194	27.73 (20%)	73.85 (53%)	48.81	1.49
TOTAL	189.77 Ac.	8.71	177.06	708.24	361	37.13 (20%)	107.85 (53%)	81.58	2.04

Recreational open space required = 1,859 ac.
* See Site Analysis for open space requirements

LOCATION MAP
SCALE: 1" = 600'

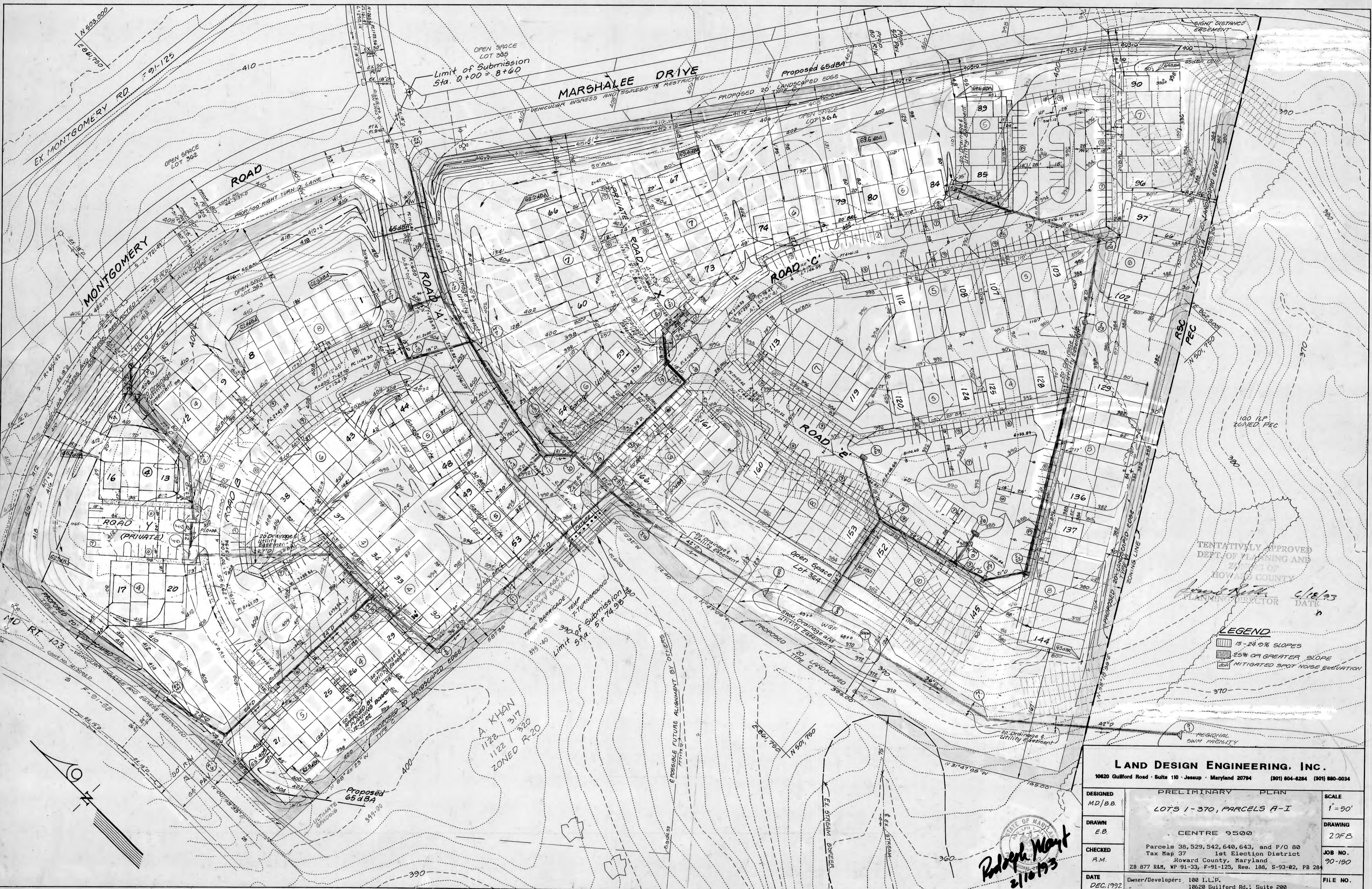


SPECIAL NOTE

The subdivision plats of the Property shall designate that Lots 362-369 and PEC Parcels D, E, & F are to be Open Space Parcels with the Open Space being credited to the subdivision and development of the balance of the Property. The areas of Open Space in Lots 362-369 in residentially zoned land (RSC zoned land) may be utilized by Owner in its residential subdivision process. The areas of Open Space in Parcels D, E & F in the Planned Employment Center (or other non-residential zones) zone may be utilized by Owner in its subdivision and development of the Land, as Open Space for both the Open Space and the Private Open Areas under Subsections 121.D.1 and 121.D.2. of the Howard County Zoning Regulations. It is specifically agreed that the private open area requirements applicable to the Land under Section 121.D.2. may be satisfied by utilization of areas of PEC zoned land in Parcels D, E, and F and that Parcels D, E, and F shall be deemed as Open Space contiguous to PEC Lots to be subdivided.

LAND DESIGN ENGINEERING, INC.
10620 Guilford Road - Suite 210 - Jessup - Maryland 20794 (301) 604-6264 (301) 880-0034

DESIGNED TD	PRELIMINARY PLAN COVER SHEET LOTS 1-370, PARCELS A-I	SCALE AS SHOWN
DRAWN KW WJ	CENTRE 9500	DRAWING 1 OF 8
CHECKED	Parcels 38, 529, 542, 640, 643, and P/O 80 Tax Map 37 1st Election District Howard County, Maryland P-93-11 ZB 877 R&M, WP 91-33, F-91-125, Res. 188, S-93-02, PB 284	JOB NO. 72102
DATE 12-17-92	Owner/Developer: 100 I.L.P. 10620 Guilford Rd., Suite 200 Jessup, Maryland 20794 (301) 604-5885	FILE NO.

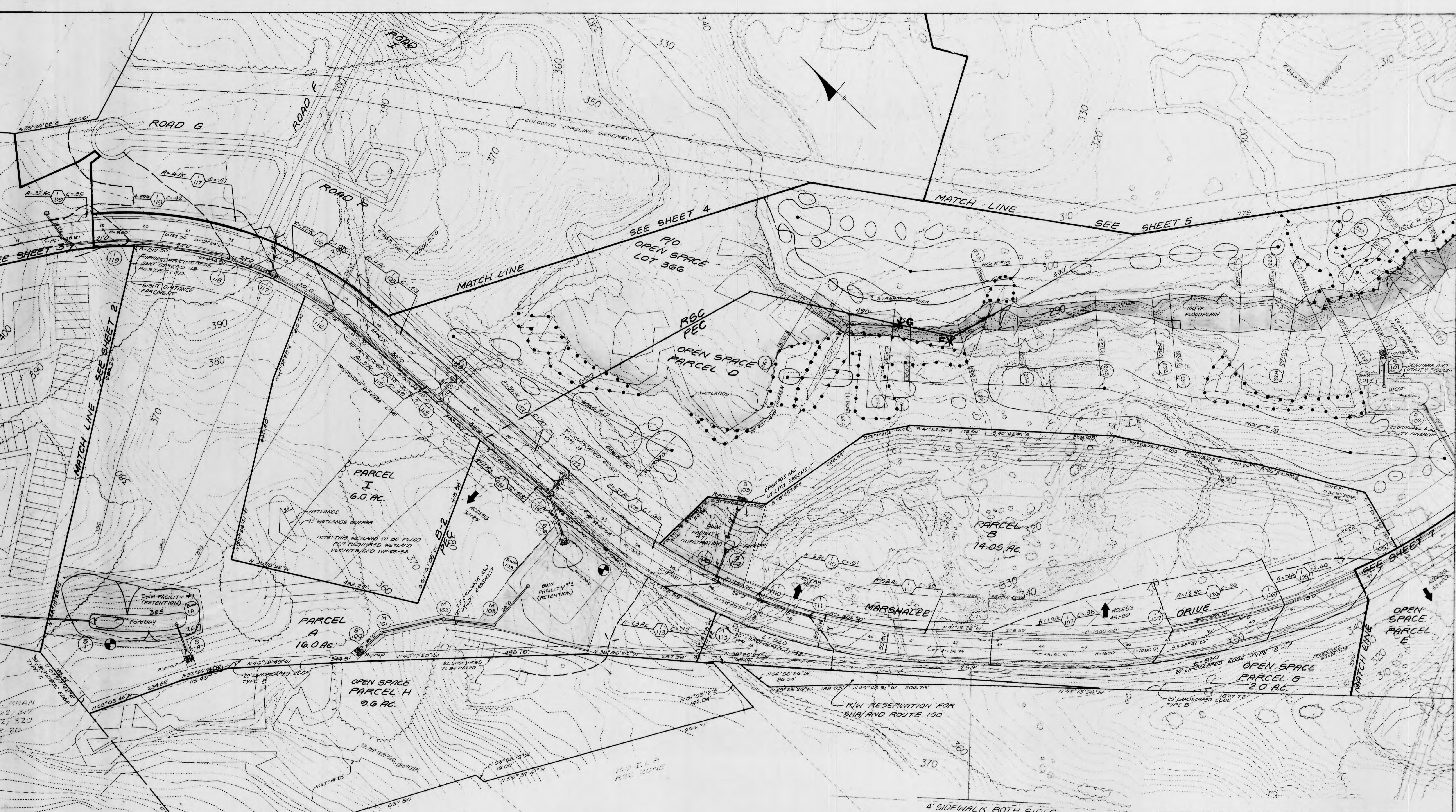


TENTATIVELY APPROVED
 DEPT. OF PLANNING AND
 ZONING OF
 HOWARD COUNTY
 PLANNING DIRECTOR DATE 6/18/93

- LEGEND**
- 15-24.9% SLOPES
 - 25% OR GREATER SLOPE
 - MITIGATED SPOT NOISE EXCEEDED

LAND DESIGN ENGINEERING, INC.		
10620 Guilford Road - Suite 110 - Jessup - Maryland 20794 (301) 804-6264 (301) 880-0034		
DESIGNED M.D./B.B.	PRELIMINARY PLAN	SCALE 1" = 90'
DRAWN E.B.	LOTS 1-370, PARCELS A-I	DRAWING 20FB
CHECKED A.M.	CENTRE 9500	JOB NO. 90-190
DATE DEC. 1992	Parcels 38, 529, 542, 640, 643, and P/O 80 Tax Map 37 1st Election District Howard County, Maryland ZB 877 R&M, WP 91-33, F-91-125, Res. 188, S-93-82, PB 284	FILE NO.
	Owner/Developer: 100 I.L.P. 10620 Guilford Rd., Suite 200 Jessup, Maryland 20794 (301) 604-5885	

Rudolph Woyt
 2/10/93



LAND DESIGN ENGINEERING, INC.

10620 Guilford Road • Suite 210 • Jessup • Maryland 20794
 (301) 604-6264 (Wash.) (410) 880-0034 (Balto.) (301) 604-6735 (Fax.)

DESIGNED	PRELIMINARY PLAN	FILE
TD	AND	1"=100'
DRAWN	GRADING AND DRAINAGE AREA MAP	DRAWING
WJ	LOTS 1-370, PARCELS A-I	80FB
CHECKED	CENTRE 9500	JOB NO
RM	Parcels 38, 529, 542, 640, 643, and P/O 80	92-172
DATE	Tax Map 37	FILE NO
12-92	1st Election District	
	Howard County, Maryland	
	ZB 877 R&M, NP 91-33, F-91-125, Res. 188, S-93-02, PB 284	
	Owner/Developer: 100 I.L.P.	
	10620 Guilford Rd., Suite 200	
	Jessup, Maryland 20794 (301) 604-5885	

TENTATIVELY
 DEPT. OF
 ROAD &
 J. Scott 6/18/93

*Rodolph M...
 2/16/93*



STATE ROADS COMMISSION
OF MARYLAND
SRC PLAT 43530

MSHA ROUTE 100 TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
PLANNING DIRECTOR
DATE 6/18/93

Redesign
2/16/93

LAND DESIGN ENGINEERING, INC.		
10620 Guilford Road • Suite 210 • Jessup • Maryland 20794 (301) 604-6264 (Wash.) (410) 880-0034 (Balto.) (301) 604-6735 (Fax.)		
DESIGNED TD	PRELIMINARY PLAN AND GRADING AND DRAINAGE AREA MAP LOTS 1-370, PARCELS A-I CENTRE 9500	SCALE 1"=100' DRAWING 7of8
DRAWN WJ LM	Parcels 38, 529, 542, 640, 643, and P/O 80 Tax Map 37 1st Election District Howard County, Maryland 2B 877 R&M, WP 91-33, F-91-125, Res. 188, S-93-02, PB 284	JOB NO. 92-172
CHECKED	Owner/Developer: 180 I.L.P. 10620 Guilford Rd., Suite 200 Jessup, Maryland 20794 (301) 604-5885	FILE NO.
DATE 12-92		



CURVE DATA

ROAD	PC - PT	Δ	RADIUS	LENGTH
F	21+83.43 - 23+80.32	28°12'12"	400.00'	196.89'
F	25+07.21 - 26+49.23	19°34'51"	400.00'	139.02'
F	28+46.23 - 31+02.74	48°59'55"	300.00'	256.51'
K	1+01.36 - 7+93.76	68°58'54"	550.00'	602.18'
K	10+51.02 - 12+19.10	21°48'27"	600.00'	228.37'
K	14+58.94 - 19+37.38	30°08'10"	700.00'	478.54'
N	0+46.00 - 2+76.99	29°24'38"	450.00'	230.09'
M	0+83.38 - 9+24.30	50°30'09"	300.00'	440.72'

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING
HOWARD COUNTY
PLANNING DEPT.
4/19/92

Robert May
2/16/93

LAND DESIGN ENGINEERING, INC.
10620 Guilford Road · Suite 210 · Jessup · Maryland 20794 (301) 664-8264 (301) 669-0094

DESIGNED	PRELIMINARY PLAN	SCALE
7D	LOTS 1-370, PARCELS A-I	1"=100'
DRAWN	CENTRE 9500	DRAWING
WJ		50f8
CHECKED	Parcels 38, 529, 542, 640, 643, and P/D B0 Tax Map 37 1st Election District Howard County, Maryland 28 877 R&M, WP 91-33, F-91-125, Res. 188, S-93-02, PB 284	JOB NO.
RM		92172
DATE	Owner/Developer: 100 I.L.P. 10620 Guilford Rd., Suite 200 Jessup, Maryland 20794 (301) 664-5885	FILE NO.
12/92		

CURVE DATA				
ROAD	PC-PT	Δ	RADIUS	LENGTH
G	0+00-1+40	15°17'33"	420'	140.00'
F	0+00-0+30.84	4°12'26"	420'	30.84'
H	1+32.41-2+42.14	8°19'7"	400'	56.07'

F. MICHAEL & W.F.
596/424 P543
R-20

MARSHALEE
ESTATES

KINNEY
548/750
R-20

J. MAYNOR
330/12
R-20

J. RAINES
304/201
R-20

J. RAINES
327/45
R-20



LEGEND

- LIMIT OF EXISTING TREES
- LIMIT OF CLEARING/TREE LINE TO BE SAVED
- LIMIT OF DISTURBANCE OF CRITICAL AREAS (BUFFERS, WETLANDS, 25% SLOPES > 20,000 ft)
- 65 dca
- 15-24.9% SLOPES
- 25% OR GREATER SLOPE
- WETLANDS BUFFER

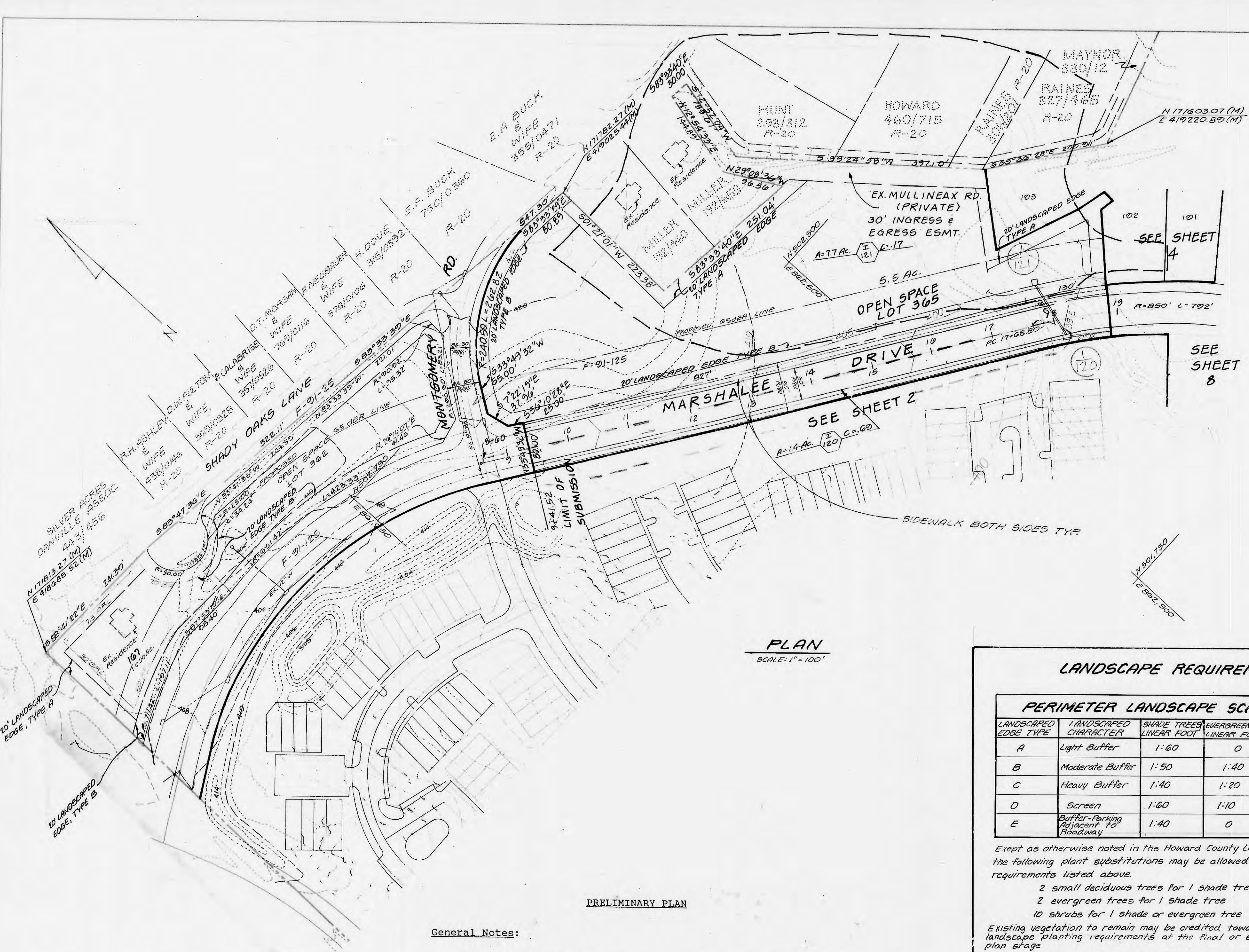
TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

James Smith
PLANNING DIRECTOR DATE 6/18/93

PLAN
SCALE: 1"=100'

LAND DESIGN ENGINEERING, INC.		
10620 Guilford Road • Suite 210 • Jessup • Maryland 20794 (301) 604-6264 (Wash.) (410) 880-0034 (Balto.) (301) 604-6735 (Fax.)		
DESIGNED TD	PRELIMINARY PLAN	SCALE 1"=100'
DRAWN WJ	LOTS 1-370, PARCELS A-I	DRAWING 4 of 8
CHECKED RM	CENTRE 9500	JOB NO. 92-172
DATE 12/92	Parcels 38, 529, 542, 640, 643, and P/O 80 - Tax Map 37 1st Election District Howard County, Maryland 28 677 R&R, W-91-33, P-91-123, Res. 188, S-93-82, PB 284	FILE NO.
Owner/Developer: 188 I.L.P. 10620 Guilford Rd., Suite 200 Jessup, Maryland 20795 (301) 604-5005		

Rudolph Ward
2/16/93



PLAN
SCALE: 1" = 100'

PRELIMINARY PLAN

General Notes:

- All aspects of the project are in conformance with the latest Howard County Standards unless waivers have been approved.
- Project Background:
Location: 1st Election Dist. Tax Map 37, Parcels 38, 529, 542, 640, 643, P/O 80
Zoning: RSC, B-2, PEC
Section/Area:
Total Tract Area: 351.6 AC.
Section Area: 351.6 AC.
Number of Proposed Lots: 361
Date Sketch Plan
Approved and DPZ Reference#: S-93-11 APPROVED 12/31/93
- All final plans and plats for this subdivision shall conform to NAD83 datum requirements.
- Floodplain studies performed by Land Design Engineering, Inc. dated January 1993.
- Severage drainage area is Patapsco WWTP Contract #'s 657-S, 14-1828-D, 706-S
- Wetlands delineation study by Exploration Research, Inc. 1992 approved by the U.S.A.C.O.E. 6/3/92.
- Traffic study compiled by Lee Cunningham & Associates for S-93-11 approved 12/31/92.
- Noise study compiled by Land Design Engineering, Inc. for S-93-11 approved 12/31/92.
- Waiver petition WP-93-29 for roads to exceed 1200', section 16.1136(a), approved 12-23-92. Waiver request WP-93-06 to waive section 16.1152, to front lots on a public or private road not exceeding 200', section 16.1156, that no more than 2 pipestem lots may have adjoining driveways; Section 16.1164, grading adjacent to wetlands shall not be permitted, approved March 18, 1993.
- Geotechnical study by Geotechnology Associates, compiled December 30, 1992 approved 3-10-93
- Stormwater management control by Pond 1 - detention, Pond 2 - retention, Pond 3 - retention, Pond 4 - retention, Pond 5 - retention, Pond 6 - retention, Pond 7 - infiltration.
- Sight distance analysis and super-elevation design by Clark Firebrick and Sackett Inc.

LANDSCAPE REQUIREMENTS

PERIMETER LANDSCAPE SCHEDULE

LANDSCAPED EDGE TYPE	LANDSCAPED CHARACTER	SHADE TREES LINEAR FOOT	EVERGREEN TREES LINEAR FOOT	SHRUBS LINEAR FOOT
A	Light Buffer	1:60	0	0
B	Moderate Buffer	1:50	1:40	0
C	Heavy Buffer	1:40	1:20	0
D	Screen	1:60	1:10	0
E	Buffer-Parking Adjacent to Roadway	1:40	0	1:4

Except as otherwise noted in the Howard County Landscape Manual, the following plant substitutions may be allowed in lieu of the requirements listed above.

- 2 small deciduous trees for 1 shade tree
- 2 evergreen trees for 1 shade tree
- 10 shrubs for 1 shade or evergreen tree

Existing vegetation to remain may be credited towards fulfilling the landscape planting requirements at the final or site development plan stage.

Landscaping of the perimeter of all stormwater management ponds is required, and will be indicated on final plans, and will be the responsibility of the developer.

The developer will be responsible for all perimeter landscaping indicated on this plan, and will be shown on the final plans.

The builder will be responsible for all landscaping not indicated on this plan, including but not limited to parking and loading perimeter edges, parking lot internal planting and internal planting for single family attached units. This landscaping will be shown on the site development plan.

MINIMUM LOT SIZE CHART

Lot No.	Gross Area	Pipestem Area	Remaining Area	100-year Floodplain	25% Slopes	Minimum Lot Size
188	12287		12287			12287
189	9728		9728			9728
190	9596		9596			9596
191	18628		18628			18628
192	9698		9698			9698
193	19336		19336			19336
194	18167		18167			18167
195	11151		11151			11151
196	12596		12596			12596
197	12689		12689			12689

198	16151		16151			16151
199	17108		17108			17108
200	11353		11353			11353
201	17355		17355			17355
202	16283		16283			16283
203	21144	858	20286			20286
204	12534	288	12246			12246
205	9288		9288			9288
206	9196		9196			9196
207	9814		9814			9814

208	9324		9324			9324
209	15912		15912			15912
210	7446		7446			7446
211	7152		7152			7152
212	18328	458	17870			17870
213	18113		18113			18113
214	9988		9988			9988
215	8814		8814			8814
216	18853		18853			18853
217	18296		18296			18296
218	9587		9587			9587
219	13798		13798			13798
220	18748		18748			18748
221	12289		12289			12289
222	12215		12215			12215
223	18733		18733			18733
224	11866		11866			11866
225	18314		18314			18314

MINIMUM LOT SIZE CHART

226	15395		15395			15395
227	28282		28282			28282
228	9912		9912			9912
229	8564		8564			8564

MINIMUM LOT SIZE CHART

230	7189		7189			7189
231	8864	784	8080			8080
232	14473		14473			14473
233	11527	884	10643			10643
234	9812		9812			9812
235	7816		7816			7816
236	9657		9657			9657

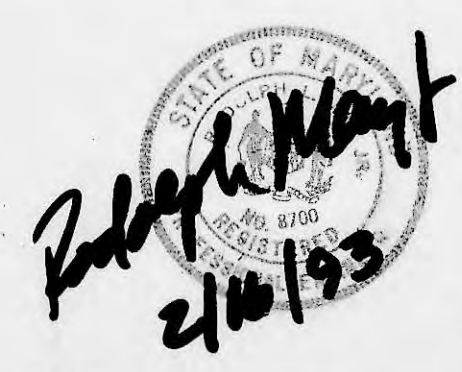
237	18758		18758			18758
238	9682		9682			9682
239	9582		9582			9582
240	9588		9588			9588
241	9438		9438			9438
242	9438		9438			9438
243	9689		9689			9689
244	9281		9281			9281
245	11378		11378			11378
246	9888		9888			9888
247	8861		8861			8861

248	7881		7881			7881
249	7881		7881			7881
250	8864		8864			8864
251	9178		9178			9178
252	9127		9127			9127
253	11816		11816			11816
254	18308		18308			18308
255	8977		8977			8977
256	9849		9849			9849
257	3788		3788			3788
258	9299		9299			9299

259	27878	3688	24190			24190
260	23438	3988	19450			19450
261	21418	2288	19130			19130
262	36933		36933			36933
263	26544	2888	23656			23656
264	36314	2888	33426			33426
265	28171		28171			28171
266	18174		18174			18174

267	28814		28814			28814
268	37341	2888	34453			34453
269	38738	2128	36610			36610
270	16659		16659			16659
271	13559		13559			13559
272	12812		12812			12812
273	16959		16959			16959
274	16959		16959			16959
275	16959		16959			16959
276	16959		16959			16959
277	16959		16959			16959
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281	16959		16959			16959
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283	16959		16959			16959
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TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY
PLANNING DIRECTOR DATE 6/18/93



LAND DESIGN ENGINEERING, INC.
10620 Guilford Road - Suite 210 - Jessup - Maryland 20794
(301) 604-6264 (Wash.) (410) 880-0034 (Balto.) (301) 604-6735 (Fax.)

DESIGNED	PRELIMINARY PLAN	SCALE
TD	AND GRADING AND DRAINAGE AREA MAP	1" = 100'
DRAWN	LM	DRAWING
LM	CENTRE 9500	301B
CHECKED	RM	JOB NO
RM	Parcels 38, 529, 542, 640, 643, and P/O 80 Tax Map 37 1st Election District Howard County, Maryland ZB 877 R&N, WP 91-33, F-91-125, Res. 188, S-93-02, PB 284	02-172
DATE	OWNER/DEVELOPER:	FILE NO
12-92	100 I.L.P. 10620 Guilford Rd., Suite 200 Jessup, Maryland 20794 (301) 604-5805	