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PRELIMINARY PLAN MICHAEL PROPERTY

LOTS 4 THRU 34

(A RESUBDIVISION OF LOTS 2 AND 3,

PLAT NO. 9888 AND THE RESIDUE OF THE MICHAEL PROPERTY)

ZONED R-20

FIRST ELECTION DISTRICT

HOWARD COUNTY, MARYLAND

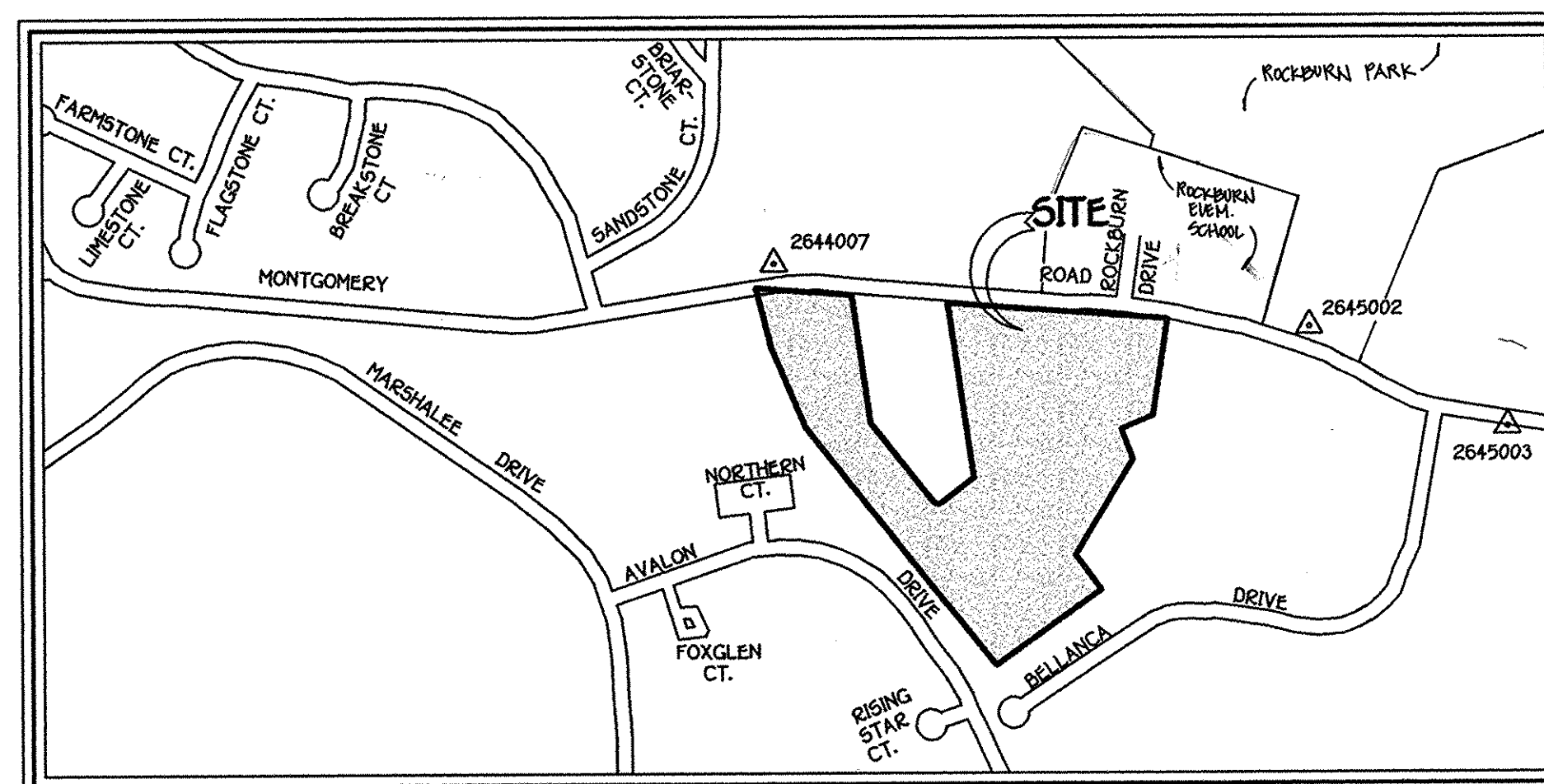
NAD' 83 COORDINATE CHART		
PT No.	NORTH	EAST
121	569,312.321	1,376,992.005
120	568,658.696	1,376,713.079
179	566,791.949	1,376,607.919
118	563,256.503	1,376,243.892
132	563,273.391	1,376,500.690
176	562,962.036	1,376,745.041
178	562,957.749	1,376,780.073
135	563,056.394	1,376,306.689
169	563,749.054	1,376,805.582
170	563,684.380	1,377,672.431
126	563,301.387	1,377,613.571
124	563,248.545	1,377,489.144
203	563,127.964	1,377,333.996
123	562,746.480	1,377,306.338
227	562,608.391	1,377,306.338

ROAD CLASSIFICATION CHART		
ROAD NAME	CLASSIFICATION	R/W WIDTH
ROAD 'A'	PUBLIC ACCESS PLACE	40'
ROAD 'B'	PUBLIC ACCESS PLACE	40'
ROAD 'C'	PUBLIC ACCESS PLACE	40'

MINIMUM LOT SIZE CHART			
LOT No.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
11	14,320 Sq.Ft.	280 Sq.Ft.	14,040 Sq.Ft.
13	15,507 Sq.Ft.	672 Sq.Ft.	14,835 Sq.Ft.
14	14,221 Sq.Ft.	220 Sq.Ft.	14,001 Sq.Ft.
19	16,800 Sq.Ft.	408 Sq.Ft.	16,392 Sq.Ft.
20	16,310 Sq.Ft.	1,896 Sq.Ft.	14,422 Sq.Ft.
25	16,296 Sq.Ft.	1,836 Sq.Ft.	14,460 Sq.Ft.
26	15,924 Sq.Ft.	1,116 Sq.Ft.	14,808 Sq.Ft.
27	15,750 Sq.Ft.	1,734 Sq.Ft.	14,016 Sq.Ft.
28	14,946 Sq.Ft.	918 Sq.Ft.	14,028 Sq.Ft.

SIGNIFICANT & SPECIMEN TREE LIST					
No.	SHEET	COMMON NAME	PROTECTED OR RETAINED	DBH *	CONDITION
ST1	3	CHESTNUT OAK	Y	31"	FAIR
ST2	3	CHESTNUT OAK	NO	33.6"	FAIR
ST3	3	CHESTNUT OAK	NO	30.9"	FAIR

* D.B.H. DENOTES DIAMETER AT BREAST HEIGHT



VICINITY MAP

SCALE: 1"=600'

GENERAL NOTES

- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS, UNLESS WAIVERS ARE APPROVED.
- LOCATION: THE SITE IS LOCATED SOUTH OF MONTGOMERY ROAD, ADJACENT TO ROCKBURN ELEMENTARY SCHOOL. TAX MAP: 37 PARCEL: 563
- ZONING: R-20 PER COMPREHENSIVE ZONING, EFFECTIVE OCTOBER 18, 1993.
- TOPOGRAPHY SHOWN HEREON IS BASED ON FIELD RUN TOPOGRAPHY BY FISHER, COLLINS AND CARTER, INC. DATED AUGUST, 1997.
- PROPERTY IS LOCATED WITHIN METROPOLITAN DISTRICT.
- PUBLIC WATER AND PUBLIC SEWER SYSTEMS ARE TO BE UTILIZED FOR THIS SITE AND WILL BE EXTENDED FROM THE LIMITS OF EXISTING CONTRACT Nos. 34-W, 10-1602 AND 10-1215. WATER QUALITY IS PROVIDED BY RETENTION.
- STORMWATER MANAGEMENT FOR THIS DEVELOPMENT WILL BE PROVIDED BY DETENTION.
- THIS HORIZONTAL AND VERTICAL DATUM SHOWN ARE BASED ON THE FOLLOWING NAD'87 HOWARD COUNTY CONTROL STATIONS:
HOWARD COUNTY MONUMENT 2644007 N 503086.767 E 063694.005
HOWARD COUNTY MONUMENT 2645002 N 502834.125 E 865704.323
- EXISTING UTILITIES SHOWN ARE BASED ON COUNTY RECORDS.
- GROSS AREA OF TRACT: 28.35 AC.*
- A) TOTAL AREA OF PUBLIC ROADWAYS OR RIGHTS OF WAY: 2.78 AC.*
B) TOTAL AREA OF LOTS: 15.44 AC.* C) TOTAL NO. OF PROPOSED BUILDABLE LOTS = 29**
D) TOTAL NO. OF OPEN SPACE LOTS = 2
- FOREST STAND DELINEATION AND WAS PROVIDED BY ENVIRONMENTAL SYSTEMS ANALYSIS, INC. DATED NOV., 1997. FOREST CONSERVATION WAS PREPARED BY EXPLORATION RESEARCH, INC. DATED NOV., 1997.
- THE 100 Yr. FLOODPLAIN AS SHOWN ON THESE PLANS IS BASED ON FLOODPLAIN STUDY PREPARED BY Fisher, Collins & Carter, Inc. DATED JUNE 1998.
- THE WETLANDS STUDY WAS PREPARED BY American Land Concepts DATED NOV. 12, 1996 AND EXPLORATION RESEARCH DATED JUNE, 1998.
- THE TRAFFIC STUDY WAS PROVIDED BY Lee Cunningham Assoc., Inc. DATED NOV. 12, 1996.
- THE SOILS INVESTIGATION REPORT WAS PREPARED BY HILLIS-CARNES ENGINEERING ASSOC., INC. DATED NOV., 1997 AND JUNE 1998.
- STREET TREES AND PERIMETER LANDSCAPE TREES WILL BE SHOWN ON FINAL ROAD PLANS.
- MINIMUM LOT AREA = 14,000 SQ. FT.
- OPEN SPACE REQUIRED: 30% x 22.75 AC. = 6.83 AC.*
OPEN SPACE PROVIDED: 7.09 AC.*
- RECREATIONAL OPEN SPACE REQUIRED: 200 SQ. FT. / UNIT x 26 UNITS = 5,200 SQ. FT.
RECREATIONAL OPEN SPACE PROVIDED: 5,200 SQ. FT.
- PREVIOUS DPZ FILES: 5-97-06, F 90-22, WP-91-57.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:
A) WIDTH - 12 FEET (4 FEET SERVING MORE THAN ONE RESIDENCE)
B) SURFACE - SIX (6) INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1 1/2" MINIMUM)
C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45-FOOT TURNING RADIUS.
D) STRUCTURES (CULVERT / BRIDGES) - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
E) STRUCTURE CLEARANCES - MINIMUM 12 FEET
F) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- ON DECEMBER 19, 1990 THE PLANNING DIRECTOR APPROVED WAIVER PETITION WP-91-57 FROM THE FOLLOWING SECTIONS OF THE SUBDIVISION REGULATIONS: SECTION 16.102.B.3 NOT TO SHOW THE RESIDUE PROPERTY ON THE PLAT. SECTION 16.116.a.2 (d) (ii) NOT TO DELINEATE THE FLOODPLAIN ON THE RESIDUE. SECTION 16.116.c.6 NOT TO SHOW STREAMS WETLANDS AND THEIR BUFFERS ON THE RESIDUE.
- THE PROPOSED NOISE BARRIERS ALONG MONTGOMERY ROAD SHALL BE OWNED AND MAINTAINED BY H.O.A.

* NOTE: THE GROSS AREA OF THE SITE INCLUDES LOTS 33 AND 34 THAT WERE ADDED FOR ROAD ACCESS ONLY. THE OPEN SPACE OBLIGATIONS ARE BASED ON THE RESIDUE AREA OF THE MICHAEL PROPERTY THAT AMOUNTS TO 22.75 AC.*

** NOTE: THE TOTAL NUMBER OF 29 LOTS INCLUDE LOTS 33 AND 34 WHICH WERE ADDED FOR ROAD ACCESS ONLY. THE SUBDIVISION OF THE MICHAEL PROPERTY RESIDUE CONSISTS OF 27 LOTS ONE LOT ASSOCIATED WITH THE EXISTING HOUSE ON THE PROPERTY AND 26 BUILDABLE LOTS.

25. Lots 25-28 and Lots 19+20 will be served by use-in-common access easement and shared driveways.

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

Janeen Banohli 12/21/98
PLANNING DIRECTOR DATE

SCHEDULE A PERIMETER LANDSCAPE CHART						
PERIMETER	CATEGORY (PROPERTIES/ROADWAYS)	LANDSCAPE TYPE	LINEAR FEET OF ROADWAY FRONTAGE PERIMETER	CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NUMBER OF PLANTS REQUIRED SHADE TREES EVERGREEN TREES SHRUBS
P-1	ADJACENT TO ROADWAY	B	80'	NO	YES (NOISE BERM (20') AND WALL)	- - -
P-2	ADJACENT TO PERIMETER	A	520'	YES (280')	NO	4 - -
P-3	ADJACENT TO PERIMETER	A	744'	YES (410')	NO	5 - -
P-4	ADJACENT TO PERIMETER	A	510'	NO	NO	8 - -
P-5	ADJACENT TO PERIMETER	A	1225'	YES (490')	NO	12 - -
P-6	ADJACENT TO PERIMETER	A	200'	NO	NO	3 - -
P-7	ADJACENT TO PERIMETER	A	400'	NO	NO	6 - -
P-8	ADJACENT TO PERIMETER	A	900'	YES (840')	NO	1 - -
P-9	ADJACENT TO ROADWAY	B	325'	NO	NO	0 0 -
P-10	ADJACENT TO ROADWAY	B	360'	NO	YES (NOISE BERM (360') AND WALL)	- - -

SCHEDULE D - S.W.M. AREA LANDSCAPING				
LINEAR FEET OF PERIMETER	PI1=349 L.F.	PI2=198 L.F.	PI3=205 L.F.	PI4=450 L.F.
LANDSCAPE TYPE	B	B	B	B
NUMBER OF TREES REQUIRED				
SHADE TREES	7	3	7	9
EVERGREEN TREES	8	4	7	10
CREDIT FOR EXISTING VEGETATION (NO, YES AND %)	NO	YES 100%	NO	YES 100%
CREDIT FOR OTHER LANDSCAPING (NO, YES AND %)	NO	NO	NO	NO
NUMBER OF TREES PROVIDED				
SHADE TREES	7	0	7	0
EVERGREEN TREES	8	0	7	0
OTHER TREES (21 SUBSTITUTION)	---	---	---	---

SEE SHEET 6 OF 7 FOR LIMITS OF LANDSCAPE PERIMETERS.

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLSWORTH CITY, MARYLAND 21042
(410) 461-2855

OWNER
FRANCIS J. AND ELEANORA A. MICHAEL
6090 MONTGOMERY ROAD
BALTIMORE, MARYLAND 21227

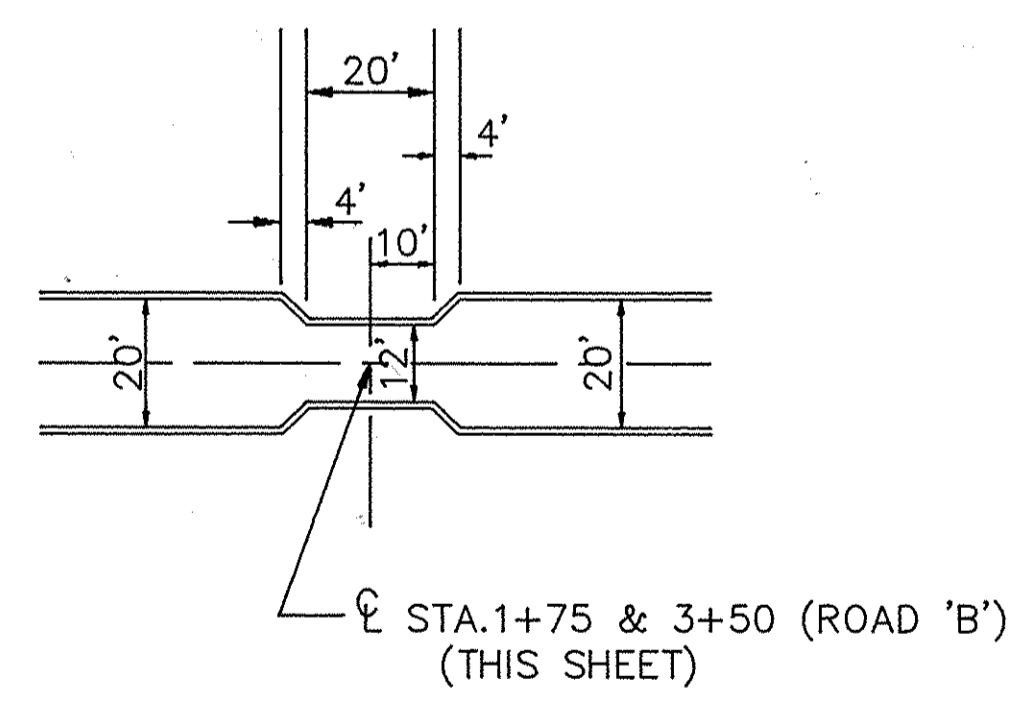
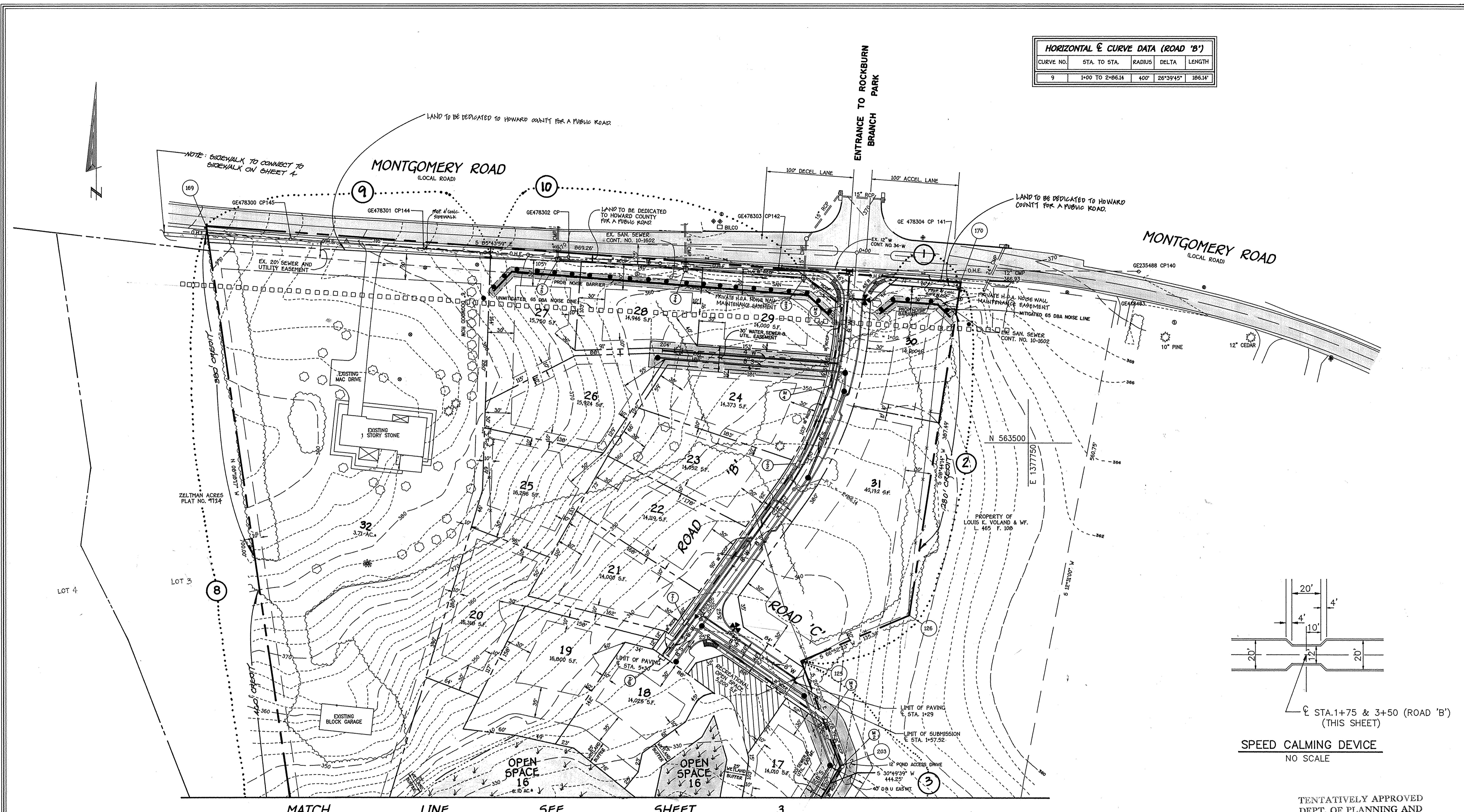
DEVELOPER
CORNERSTONE HOLDINGS, L.L.C.
7405 BUCKS HAVEN LANE
HIGHLAND, MARYLAND 20777
(410) 986-9146
ATTN: MR. BRIAN BOY



Janeen Banohli 7-2-98
DATE

PRELIMINARY PLAN
MICHAEL PROPERTY
LOTS 4 THRU 34
(A RESUBDIVISION OF LOTS 2 AND 3,
PLAT NO. 9888 AND THE RESIDUE OF THE MICHAEL PROPERTY)
TAX MAP NO. 37 PARCEL NO. 563 SHEET NO. 4
FIRST ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
DATE: APRIL 7, 1998
SHEET 1 OF 7

HORIZONTAL CURVE DATA (ROAD 'B')				
CURVE NO.	STA. TO STA.	RADIUS	DELTA	LENGTH
9	1+00 TO 2+66.14	400'	26°39'45"	186.14'



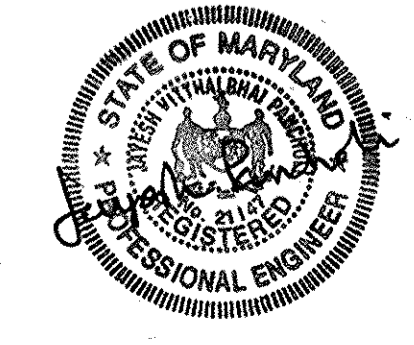
STA. 1+75 & 3+50 (ROAD 'B')
(THIS SHEET)
SPEED CALMING DEVICE
NO SCALE

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

[Signature] 12/21/98
PLANNING DIRECTOR DATE

PRELIMINARY PLAN
MICHAEL PROPERTY
LOTS 4 THRU 34

(A RESUBDIVISION OF LOTS 2 AND 3, PLAT 132, 133, 134 AND THE RESERVE OF THE MICHAEL PROPERTY)
ZONING: R-20
TAX MAP No: 37 PARCEL No: 563 GRID NO. 4
1ST. ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: APRIL 7, 1998
SHEET 2 OF 7



FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL PIKE
ELLSWORTH CITY, MARYLAND 21042
410.981-2225

OWNER
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6090 MONTGOMERY ROAD
BALTIMORE, MARYLAND 21227

DEVELOPER
CORNERSTONE HOLDINGS, L.L.C.
7405 BUCCAS HAVEN LANE
HIGHLAND, MARYLAND 20777
410.980-9146
ATTN: MR. BRIAN BOY

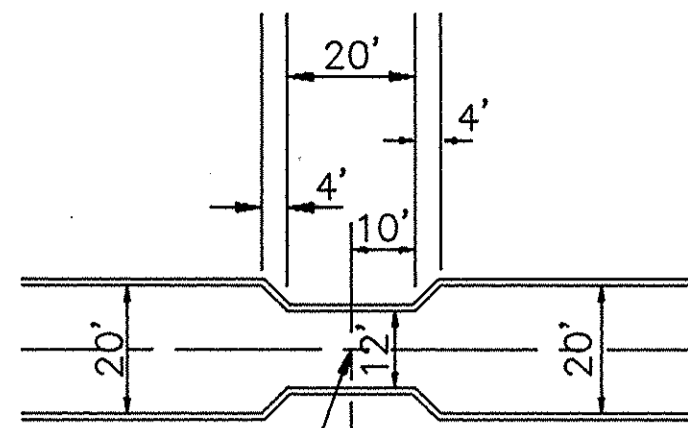
PLAN
SCALE: 1" = 50'

MATCH LINE SEE SHEET 3

E 1376750
N 563000

E 1377750
N 563000

HORIZONTAL CURVE DATA (ROAD 'A')				
CURVE NO.	STA. TO STA.	RADIUS	DELTA	LENGTH
1	0+27 TO 0+77	110'R	26°02'37"	50'
2	2+64 TO 2+91	60'R	25°46'59"	27'
3	5+99 TO 6+30	50'R	35°31'24"	31'
4	8+45 TO 8+77	50'R	36°40'09"	32'
5	10+35 TO 10+72	50'R	42°23'56"	37'
6	12+58 TO 12+86	50'R	32°05'08"	28'
7	13+76 TO 14+03	50'R	30°56'23"	27'
8	16+35 TO 17+19	106'R	45°24'15"	84'



STA. 7+00, 9+05, 11+15, 13+15 & 14+75 (ROAD 'A') (THIS SHEET)

SPEED CALMING DEVICE
NO SCALE

N 563250
E 1377750

MATCH LINE SEE SHEET 2

100 YEAR FLOODPLAIN DATA		
SECTION NO.	100 YEAR Q (C.F.S.)	FLOODPLAIN
10	275	345.06
9	275	338.20
8	275	331.02
7.2	275	331.19
7.1	275	330.07
6	275	318.77
5	275	316.49
4	275	309.61
3	275	305.07
2	275	303.43
1	275	303.44

E 1376500
N 562500

E 1377750
N 562500

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CORTLAND SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLSWORTH CITY, MARYLAND 21042
(410) 941-2925

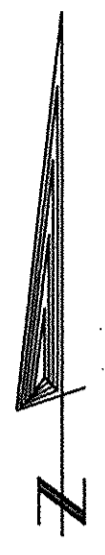
OWNER
FRANCIS J. AND ELEANORA A. MICHAEL
6806 MONTGOMERY ROAD
BALTIMORE, MARYLAND 21227

DEVELOPER
CORNERSTONE HOLDINGS, L.L.C.
7425 BUCKS HAVEN LANE
HIGHLAND, MARYLAND 20777
(410) 988-8146
ATTN: P.C. BEAM BOY

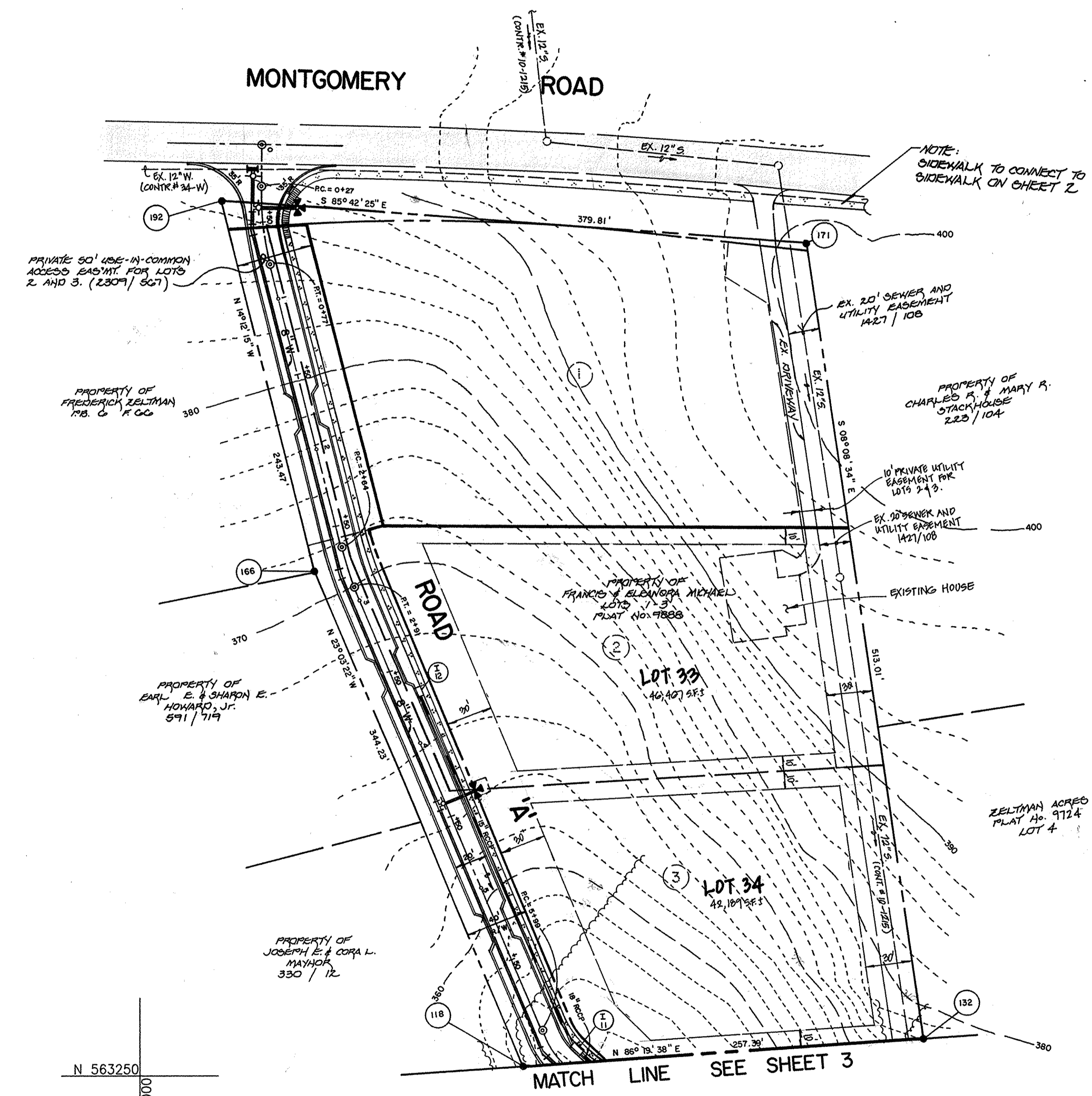
PLAN
SCALE: 1" = 50'



TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
James J. Smith 12/21/98
PLANNING DIRECTOR - DATE
PRELIMINARY PLAN
MICHAEL PROPERTY
LOTS 4 THRU 34
(A RESUBDIVISION OF LOTS 2 AND 3, PLAT #880, AND THE PORTIONS OF THE MICHAEL PROPERTY)
ZONING: R-20
TAX MAP NO: 37 PARCEL NO: 563 GRID NO: 4
1ST. ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: APRIL 7, 1998
SHEET 3 OF 7 REV. 9-18-98



N 564000
E 1377000



NOTE: SIDEWALK TO CONNECT TO SIDEWALK ON SHEET Z

PRIVATE 90' 0.85-W COMMON ACCESS EASMENT FOR LOTS 2 AND 3 (2307/307)

PROPERTY OF FREDERICK ZELTMAN DB. C. # 000

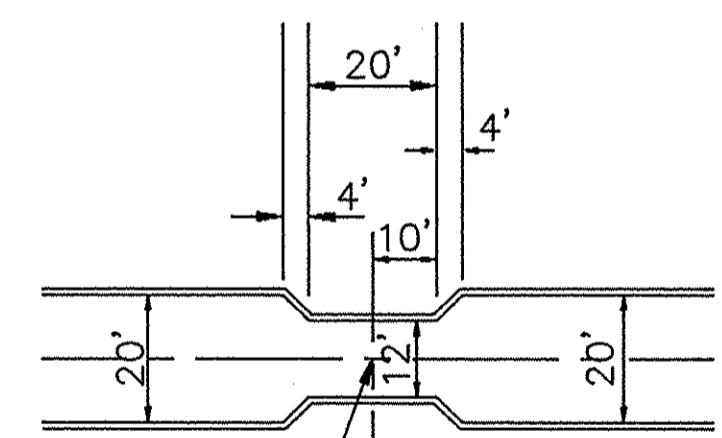
PROPERTY OF CHARLES R. & MARY R. STACKHOUSE 222/104

PROPERTY OF FRANCIS J. & ELEANORA A. MICHAEL LOT 33 PLAT NO. 97800

PROPERTY OF EARL E. & SHARON E. HOWARD, JR. 591/719

PROPERTY OF JOSEPH E. & CORA L. MAYNOR 330/12

ZELTMAN ACRES PLAT NO. 9724 LOT 4



STA. 1+75, 3+50 & 5+25 (ROAD 'A') (THIS SHEET)

SPEED CALMING DEVICE
NO SCALE

N 563250
E 1376000

N 563250
E 1377000

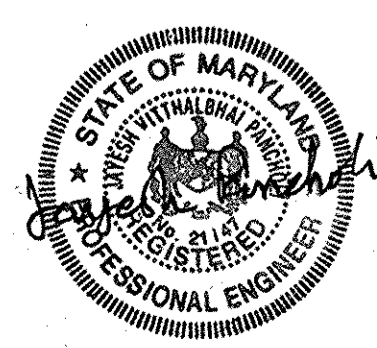
PLAN
SCALE: 1"=50'

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

Paul Rutter 12/21/98
PLANNING DIRECTOR DATE

PRELIMINARY PLAN
MICHAEL PROPERTY
LOTS 4 THRU 34

(A RESUBDIVISION OF LOTS 2 AND 3, PLAT 1988 AND THE RESIDUE OF THE MICHAEL PROPERTY)
TAX MAP No: 37 PARCEL No: 563 GRID No. 4
1ST. ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: APRIL 7, 1998
SHEET 4 OF 7 REV. 9-18-98



FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CONTINENTAL SQUARE OFFICE PARK - 18272 BALTIMORE NATIONAL FREE
ELICOTT CITY, MARYLAND 21042
410-681-2255

OWNER
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6090 MONTGOMERY ROAD
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CORNERSTONE HOLDINGS, L.L.C.
7405 BUICKS HAVEN LANE
HIGHLAND, MARYLAND 20777
(410) 980-9146
ATTN: MR. BRIAN BOY

HORIZONTAL & CURVE DATA (ROAD 'A')				
CURVE NO.	STA. TO STA.	RADIUS	DELTA	LENGTH
1	0+27 TO 0+77	110'R	28°02'37"	50'
2	2+64 TO 2+91	60'R	25°46'59"	27'
3	5+99 TO 6+30	50'R	35°31'24"	31'
4	8+45 TO 8+77	50'R	36°40'09"	32'
5	10+35 TO 10+72	50'R	42°23'56"	37'
6	12+58 TO 12+86	50'R	32°05'08"	28'
7	13+76 TO 14+03	50'R	30°58'23"	27'
8	16+35 TO 17+19	106'R	45°24'15"	84'

MATCH LINE SEE SHEET 7

MATCH LINE SEE SHEET 5



N 563250
E 1377750

E 1376500
N 562500

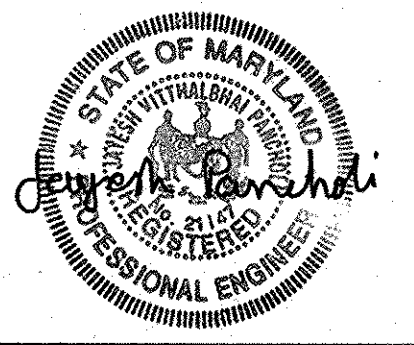
E 1377750
N 562500

DRIVE TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

[Signature] 12/21/98
PLANNING DIRECTOR DATE

SCHEMATIC GRADING AND SEDIMENT CONTROL PLAN
MICHAEL PROPERTY

LOTS 4 THRU 34
(A RESUBDIVISION OF LOTS 2 AND 3, PLAT 900B AND THE RESIDUE OF THE MICHAEL PROPERTY)
ZONING: R-20
TAX MAP No: 37 PARCEL No: 563 GRP No. 4
1ST. ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: APRIL 7, 1998
SHEET 6 OF 7 REV. 9-18-98

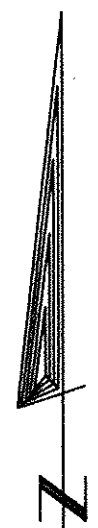


PLAN
SCALE: 1" = 50'

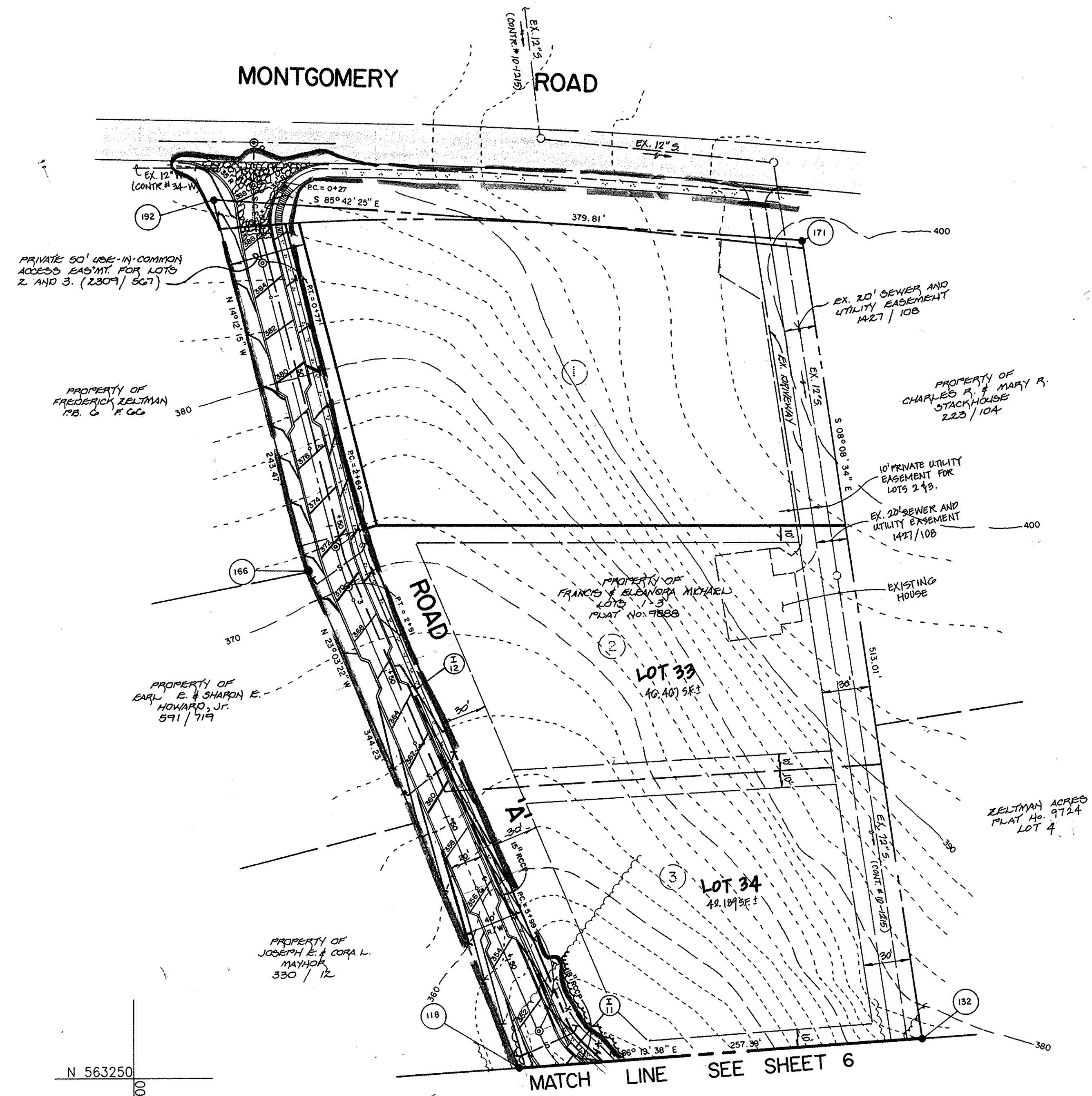
FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
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OWNER
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CORNERSTONE HOLDINGS, L.L.C.
7405 BUCKS HAVEN LANE
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ATTN: MR. BRIAN BOY



N 564000
E 1377000



N 563250
E 1376000

N 563250
E 1377000

PLAN
SCALE: 1"=50'

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
James R. Butler 12/21/98
PLANNING DIRECTOR DATE

SCHEMATIC GRADING AND SEDIMENT CONTROL PLAN

MICHAEL PROPERTY
LOTS 4 THRU 34

(A RESUBDIVISION OF LOTS 2 AND 3, PLAT NO. 9886 AND RESIDUE OF THE MICHAEL PROPERTY)
ZONING: R-20
TAX MAP No: 37 PARCEL No: 563 BKID No. 4
1ST. ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: APRIL 7, 1998
SHEET 7 OF 7 REV. 9-18-98



FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CONTINENTAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
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