

COORDINATE LIST		
NO.	NORTH	EAST
1	578,642.250	1,353,307.243
2	578,639.919	1,353,595.455
3	578,866.404	1,353,538.319
4	578,890.010	1,353,620.048
5	578,914.311	1,353,650.181
6	578,973.452	1,353,382.078
7	578,995.723	1,353,706.502
8	579,072.615	1,353,688.130
9	579,155.504	1,353,666.313
10	579,182.827	1,353,751.984
11	579,158.499	1,353,795.232
12	579,097.634	1,353,814.833
13	579,042.046	1,353,900.978
14	579,080.208	1,353,918.645
15	579,119.205	1,353,968.962
16	579,127.109	1,354,002.698
17	579,140.193	1,354,028.352
18	579,165.735	1,354,062.191
19	579,190.741	1,354,086.569
20	579,221.814	1,353,112.548
21	579,261.316	1,354,140.079
22	579,303.781	1,354,180.157
23	579,317.815	1,354,217.639
24	579,264.267	1,354,253.969
25	579,110.850	1,354,176.139
26	579,055.234	1,354,076.496
27	578,886.242	1,354,167.582
28	578,879.579	1,354,155.111
29	579,048.351	1,354,064.165
30	578,929.367	1,353,850.992
31	578,983.657	1,353,743.176
32	578,967.756	1,353,692.640
33	578,908.615	1,353,660.743
34	578,878.481	1,353,623.378
35	578,858.093	1,353,552.792

NOTE: COORDINATES AND GRID TICS SHOWN HEREON ARE BASED ON NAD '83 AND ARE IN FEET. TO CONVERT TO METERS DIVIDE BY 3.28083333.

**OWNER**

RAFAT, INC.  
C/O MILDENBERG, BOENDER AND ASSOC., INC.  
5072 DORSEY HALL DR. SUITE 202  
ELLCOTT CITY, MD 21042  
(410) 997-0296

THE REQUIREMENTS OF §§ 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN

*[Signature]* 1-18-06 DATE  
JOHN B. MILDENBERG, SURVEYOR

*[Signature]* 1-18-06 DATE  
R. JACOB HIKMAT

*[Signature]* 1-18-06 DATE  
R. JACOB HIKMAT, PRESIDENT  
RAFAT, INC.

TOTAL AREA TABULATION	
NUMBER OF BUILDABLE LOTS	3
NUMBER OF BULK PARCELS	0
NUMBER OF OPEN SPACE LOTS	0
NUMBER OF LOTS OR PARCELS	3
AREA OF BUILDABLE LOTS	2.02 AC ±
AREA OF BULK PARCELS	0
AREA OF 100 YEAR FLOODPLAIN	0
AREA OF ROADWAY	0
AREA	2.02 AC ±

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS  
HOWARD COUNTY HEALTH DEPARTMENT

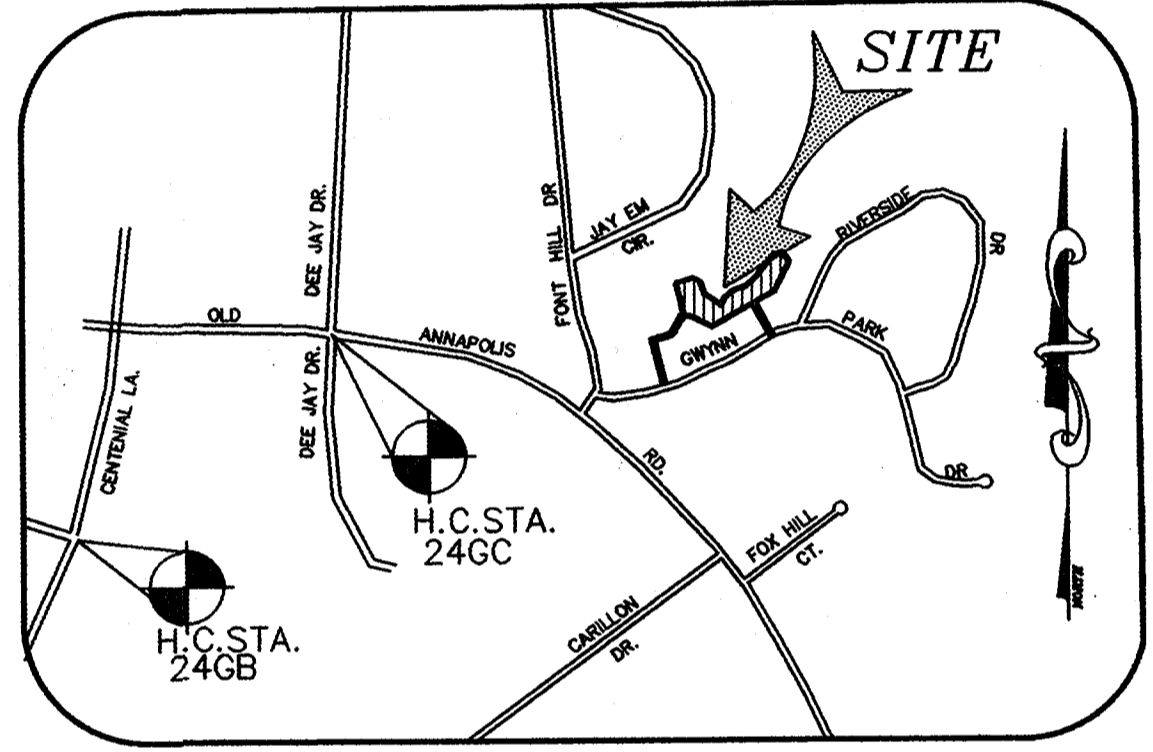
*[Signature]* 3/17/06 DATE  
FOR HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*[Signature]* 3/16/06 DATE  
CHIEF, DEVELOPMENT ENGINEERING DIVISION

*[Signature]* 3/23/06 DATE  
DIRECTOR

- THIS PROJECT IS SUBJECT TO WAIVER PETITION WP-99-124 REQUESTED ON JUNE 1, 1999, TO ALLOW GRADING FOR THE CONSTRUCTION OF A DRIVEWAY ACROSS A STREAM. DENIED ON JULY 27, 2000. THE DENIAL WAS APPEALED IN CASE No. 432D.
- THIS PROJECT IS SUBJECT TO WAIVER PETITION WP-05-85 WAIVER TO SECTION 16.121(a)(2) AND 16.1100, DENIED ON JUNE 2005, AND TO SECTION 16.120(c)(2)(ii) REQUIRING THAT LOTS WHICH SHARE ACCESS SHALL HAVE SUFFICIENT ACCESS FRONTAGE COLLECTIVELY TO MEET THE DRIVEWAY EASEMENT REQUIREMENTS IN THE DESIGN MANUAL. APPROVED ON JUNE 27, 2005. SUBJECT TO THE FOLLOWING CONDITIONS:
  - THE RESUBDIVISION DESIGN SHALL BE IN COMPLIANCE WITH THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS REGARDING R-20 ZONED IN FILL REQUIREMENTS FOR LOT SIZE AND OPEN SPACE PROVISIONS.
  - THE EXISTING HOUSE ON LOT 9 MUST COMPLY WITH THE CURRENT ZONING REGULATIONS WITH RESPECT TO THE BUILDING ENVELOPE.
- USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT FOR LOTS 14 AND 15 TO BE RECORDED SIMULTANEOUSLY WITH THE RECORDING OF THIS FINAL PLAT.



VICINITY MAP  
SCALE 1"=1000'

**GENERAL NOTES:**

- SUBJECT PROPERTY ZONED R-20 PER THE 02/02/04 COMPREHENSIVE ZONING PLAN.
- COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS No. 24GB & 24GC.  
STA. No. 24GB N 579,069.4682 EL. 493.00  
E 1,350,441.8687  
STA. No. 24GC N 578,868.8541 EL. 493.59  
E 1,352,120.6963
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT OCTOBER 1996, AND DECEMBER 2002 AND OCTOBER 2005 BY MILDENBERG, BOENDER & ASSOCIATES, INC.
- BRL DENOTES BUILDING RESTRICTION LINE.
- ⊙ DENOTES IRON PIPE SET.
- ⊙ DENOTES IRON PIPE FOUND.
- ⊠ DENOTES CONCRETE MONUMENT FOUND.
- ⊠ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT OF WAY.
- NO STEEP SLOPES EXIST ON-SITE.
- NO BURIAL OR CEMETERY SITES EXIST ON-SITE.
- ALL AREAS SHOWN ARE MORE OR LESS (±).
- SURVEY WORK AND DOCUMENTS HAVE BEEN PERFORMED IN CONFORMANCE WITH SUBTITLE 13, BOARD OF PROFESSIONAL LAND SURVEYORS, 09.13.06 STATE OF MARYLAND, MINIMUM STANDARDS OF PROFESSIONAL PRACTICE.
- THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
- ⊠ DENOTES PRIVATE USE-IN-COMMON EASEMENT. OR PRIVATE INGRESS & EGRESS EASEMENT.
- ⊠ DENOTES EXISTING FOREST CONSERVATION EASEMENT.
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN WETLANDS AND STREAM BUFFERS OR FOREST CONSERVATION AREAS. EXCEPT AS SHOWN ON APPROVED PLANS.
- STORMWATER MANAGEMENT IS PROVIDED UNDER F-00-104 BY DETENTION FACILITY AND STORMCEPTOR. ALL FACILITIES ARE PRIVATELY OWNED AND MAINTAINED.
- THERE ARE NO HISTORIC DISTRICTS ADJACENT TO THE SITE.
- DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
  - WIDTH-12 FEET (14 FEET IF SERVING MORE THAN ONE RESIDENCE).
  - SURFACE-6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1.5" MIN.)
  - GEOMETRY-MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45 FOOT TURNING RADIUS.
  - STRUCTURES (CULVERT/BRIDGES)-CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING)
  - DRAINAGE ELEMENTS-CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
  - MAINTENANCE-SUFFICIENT TO INSURE ALL WEATHER USE.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND THE ROAD RIGHT-OF-WAY LINE ONLY, AND NOT ONTO THE FLAG OR THE PIPESTEM DRIVEWAY.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER PROVISION OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
- PUBLIC WATER AND SEWAGE ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- THERE IS AN EXISTING DWELLING LOCATED IN LOT 13 (PREVIOUSLY LOT 9) OF RED FOX ESTATES WHICH IS TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLINGS ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRED.
- THE FOREST CONSERVATION REQUIREMENT IS PROVIDED UNDER F-00-104. THE FOREST CONSERVATION EASEMENTS HAVE BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT, HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.  
FOREST CONSERVATION OBLIGATIONS HAVE BEEN SATISFIED VIA ON-SITE RETENTION OF 1.72 AC IN FOREST CONSERVATION EASEMENT A & B FOR RED FOX ESTATES (F-00-104).  
SURETY IN THE AMOUNT OF \$ 7,492.30 HAS BEEN POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT FOR F-00-104.
- PERIMETER LANDSCAPING HAS BEEN PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING (16 SHADE TREES) IN THE AMOUNT OF \$4,800.00 SHALL BE DEFERED UNTIL SITE DEVELOPMENT PLAN APPROVAL AND WILL BE PROVIDED WITH THE SITE DEVELOPMENT PLAN GRADING PERMIT.
- OPEN SPACE WAS PROVIDED UNDER F-00-104, BY PROVIDING 2.27 ACES OF CREDITED OPEN SPACE INCLUDING 2.12 ACRES DEDICATED TO HOWARD COUNTY.
- APFO STUDY PREPARED BY MARS GROUP, APPROVED ON OCTOBER 13, 2005.

**OWNER'S STATEMENT**

WE, RAFAT, INC. AND R. JACOB HIKMAT, OWNERS OF THE PROPERTIES SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHT-OF-WAYS AND THE SPECIFIC EASEMENTS SHOWN HEREON, 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAY AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

*[Signature]*  
R. JACOB HIKMAT

*[Signature]*  
WITNESS

*[Signature]*  
R. JACOB HIKMAT, PRESIDENT  
RAFAT, INC.

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY R. JACOB HIKMAT TO RAFAT INC. BY DEED DATED APRIL 30, 1999, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER NO. 4723 AT FOLIO 0267 AND THE LAND CONVEYED BY ROBERT C. GRAY, KATHLEEN M. GRAY, CHRISTOPHER A. GRAY, YVONNE B. GRAY TO R. JACOB HIKMAT, BY DEED DATED MARCH 25, 2004 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 8199 AT FOLIO 0217, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN IN THE ANNOTATED CODE OF MARYLAND AS AMENDED, AND THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

*[Signature]*  
JOHN B. MILDENBERG, L.S. NO. 10718

1-18-06 DATE

RECORDED AS PLAT 18179 ON 3-29-06 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

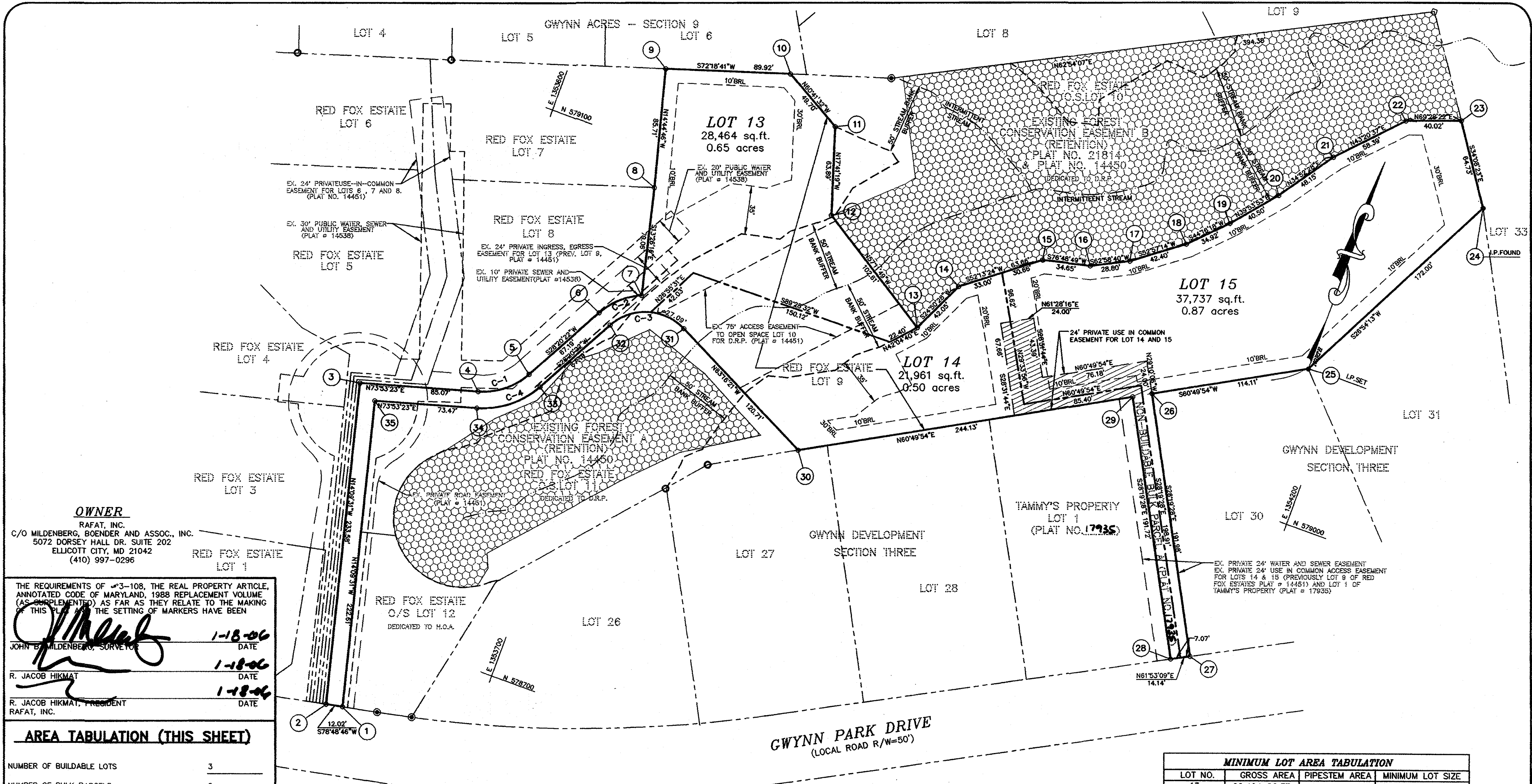
RED FOX ESTATE LOTS 13-15  
A RESUBDIVISION OF LOT 9  
OF RED FOX ESTATES, PLAT # 14451  
& NON-BUILDABLE BULK PARCEL A  
OF TAMMY'S PROPERTY, PLAT # 17935  
SHEET 1 OF 2

TAX MAP 24 PARCEL NO. 539 BLOCK NO. 20  
SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND EX. ZONING R-20  
SCALE: AS SHOWN  
DATE: JANUARY 2006.  
DPZ FILE NOS. F-97-97, WP-97-93  
S-97-11, WP-99-124, P-98-23,  
F-00-104, WP-05-85, F-06-015

**MILDENBERG, BOENDER & ASSOC., INC.**  
Engineers Planners Surveyors  
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042  
(410) 997-0296 Balt. (301) 621-5521 Wash. (410) 997-0298 Fax.

96-044 DWG\LOT-9-RESUB\VP-2-LOTS

F-06-049



**OWNER**  
 RAFAT, INC.  
 C/O MILDENBERG, BOENDER AND ASSOC., INC.  
 5072 DORSEY HALL DR. SUITE 202  
 ELLICOTT CITY, MD 21042  
 (410) 997-0296

THE REQUIREMENTS OF 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN

*[Signature]* 1-18-06  
 JOHN B. MILDENBERG, SURVEYOR DATE

R. JACOB HIKMAT 1-18-06  
 DATE

R. JACOB HIKMAT, PRESIDENT 1-18-06  
 RAFAT, INC. DATE

**AREA TABULATION (THIS SHEET)**

NUMBER OF BUILDABLE LOTS	3
NUMBER OF BULK PARCELS	0
NUMBER OF OPEN SPACE LOTS	0
NUMBER OF LOTS OR PARCELS	3
AREA OF BUILDABLE LOTS	2.02 AC ±
AREA OF BULK PARCELS	0
AREA OF 100 YEAR FLOODPLAIN	0
AREA OF ROADWAY	0
AREA	2.02 AC ±

**MINIMUM LOT AREA TABULATION**

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
13	28,464 SQ.FT.	5,303 SQ.FT.	23,161 SQ.FT.
14	21,961 SQ.FT.	1,953 SQ.FT.	20,008 SQ.FT.
15	37,737 SQ.FT.	1,383 SQ.FT.	36,354 SQ.FT.

**CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	50.00'	39.75'	20.99'	38.71'	N51°06'53"E	45°33'00"
C2	50.00'	33.69'	17.51'	33.05'	S47°38'25"W	38°36'06"
C3	38.00'	58.62'	36.95'	52.98'	S72°32'01"W	88°23'16"
C4	62.00'	49.29'	26.03'	48.00'	N51°06'53"E	45°33'00"

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS  
 HOWARD COUNTY HEALTH DEPARTMENT

*[Signature]* 3/17/06  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*[Signature]* 3/23/06  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*[Signature]* 3/23/06  
 DIRECTOR DATE

**OWNER'S STATEMENT**

WE, RAFAT, INC. AND R. JACOB HIKMAT, OWNERS OF THE PROPERTIES SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHT-OF-WAYS AND THE SPECIFIC EASEMENTS SHOWN HEREON, 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAY AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

*[Signature]*  
 R. JACOB HIKMAT

*[Signature]*  
 WITNESS

*[Signature]*  
 R. JACOB HIKMAT, PRESIDENT

*[Signature]*  
 WITNESS

*[Signature]*  
 RAFAT, INC.

**SURVEYOR'S CERTIFICATE**

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*[Signature]*  
 JOHN B. MILDENBERG, SURVEYOR

1-18-06  
 DATE

RECORDED AS PLAT 18180 ON 3-29-06 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

**RED FOX ESTATE LOTS 13-15  
 A RESUBDIVISION OF LOT 9  
 OF RED FOX ESTATES, PLAT # 14451  
 & NON-BUILDABLE BULK PARCEL A  
 OF TAMMY'S PROPERTY, PLAT # 17935**

SHEET 2 OF 2

TAX MAP 24 PARCEL NO. 539 LOT 9  
 PARCEL NO. 338 A  
 BLOCK NO. 20

SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 EX. ZONING R-20

SCALE: 1"=50'  
 DATE: JANUARY 2006  
 DPZ FILE NOS. F-97-97, WP-97-93  
 S-97-11, WP-99-124, P-98-23,  
 F-00-104, WP-06-85, F-06-015

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96-044(DWG)\LOT-9-RESUB\RP-2-LOTS