

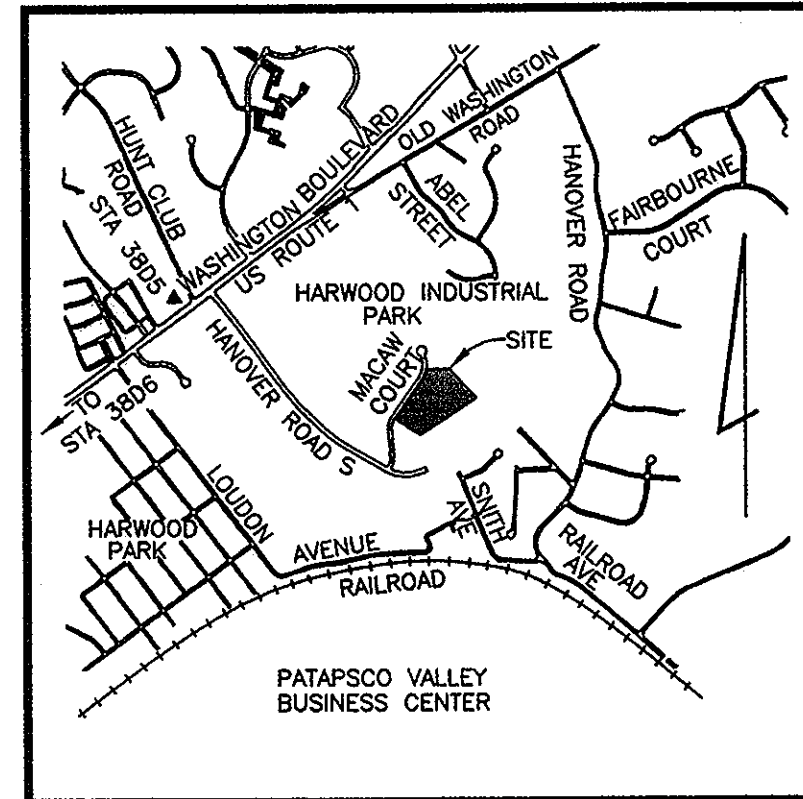
FOREST CONSERVATION EASEMENT CHART								
FOREST CONSERVATION EASEMENT	RETENTION SQ. FT.	RETENTION ACRES	REFORESTATION SQ. FT.	REFORESTATION ACRES	NON-CREDITED SQ. FT.	NON-CREDITED ACRES	TOTAL (NOT INCLUDING NON-CREDITED) SQ. FT.	TOTAL (NOT INCLUDING NON-CREDITED) ACRES
1 (1A)	3706	0.08	3396	0.08	727	0.02	10138	0.23
(1B)	3036	0.07						
2	43487	1.00	8300	0.19	N/A	N/A	51787	1.19
TOTAL FOREST CONSERVATION EASEMENT AREA	50229	1.15	11696	0.27	N/A	N/A	72003	1.42

GENERAL NOTES

- SUBJECT PROPERTY ZONED M-1 AS PER THE 2/02/04 COMPREHENSIVE ZONING PLAN AND THE COMP LITE AMENDMENTS DATED JULY 28, 2006.
- COORDINATES REFERENCED ARE BASED ON THE NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL.
STATION 38D5 558378.57500 1386524.15800
STATION 38D6 557155.45900 1384992.26200
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED ON OR ABOUT MAY, 2005 BY ROBERT H. VOGEL ENGINEERING, INC.
- BRL DENOTES BUILDING RESTRICTION LINE.
- DENOTES IRON PIPE OR IRON BAR FOUND.
- DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
- DENOTES CONCRETE MONUMENT FOUND.
- THERE ARE STEEP SLOPES ONSITE WITH A CONTIGUOUS AREA OF 20,000 SF OR GREATER.
- NO BURIAL OR CEMETERY SITES ARE LOCATED ON THE SITE.
- ALL AREAS ARE SHOWN MORE OR LESS (±).
- THE SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
- THERE ARE NO KNOWN HISTORIC SITES ON THIS PROPERTY.
- THE FOREST CONSERVATION OBLIGATION OF 1.42 ACRES FOR THIS SITE AND SDP-07-094 HAS BEEN FULFILLED BY THE RETENTION OF 1.15 ACRES AND THE REFORESTATION OF 0.27 ACRES. SURETY FOR THE FCE'S HAS BEEN POSTED WITH THE FOREST CONSERVATION DEVELOPER'S AGREEMENT FOR SDP-07-094.
- THERE ARE NO FEDERAL IDENTIFIED WETLANDS OR FLOODPLAINS ON THIS SITE.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL 45-2003 AND THE ZONING REGULATIONS AS AMENDED BY CB-75-2003.
- THIS PLAN IS SUBJECT TO AA-05-38, AN ADMINISTRATIVE ADJUSTMENT, APPROVED DECEMBER 5, 2005 TO REDUCE THE 100 FOOT USE SETBACK FROM A RESIDENTIAL DISTRICT TO 80 FEET FOR OUTDOOR STORAGE AREAS AND OTHER USES. APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS: 1) THE PETITIONER SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND COUNTY LAWS AND REGULATIONS. 2) GRANTED ADMINISTRATIVE ADJUSTMENT SHALL APPLY SOLELY TO THE PROPOSED DEVELOPMENT AS DEPICTED ON THE ADMINISTRATIVE ADJUSTMENT PLAN SUBMITTED BY THE PETITIONER AND NOT TO ANY OTHER STRUCTURE, ADDITION, BUILDING OR USE. 3) A BUILDING PERMIT FOR THE OFFICE/WAREHOUSE DEVELOPMENT SHALL BE OBTAINED WITHIN TWO YEARS FROM THE DATED OF THIS ORDER AND SUBSTANTIAL CONSTRUCTION SHALL BE COMPLETED WITHIN THREE YEARS. THE PETITIONER SHALL SUBMIT A COPY OF THIS DECISION AND ORDER WITH THE BUILDING PERMIT APPLICATION. 4) THIS DECISION AND ORDER SHALL BE MAINTAINED IN THE OWNER'S PROPERTY RECORDS AND SHALL BE TRANSFERRED TO ANY SUCCEEDING OWNER OF THE PROPERTY.
- STORMWATER MANAGEMENT QUANTITY IS PROVIDED BY THE PROPOSED STORMWATER MANAGEMENT UNDERGROUND PIPING SYSTEM, WHICH PROVIDES C_{ov}. THE PROPOSED ON-SITE SANDFILTERS PROVIDE THE R_{ov} AND W_{qv}. THE PROPOSED STORMWATER MANAGEMENT SYSTEM AND WATER QUALITY SYSTEM ARE TO BE PRIVATELY OWNED AND MAINTAINED.
- NO DUMPING, STORAGE, GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, AND STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF THE FOREST CONSERVATION EASEMENT AREAS.
- THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE.
- PUBLIC WATER IS AVAILABLE THROUGH CONTRACT 554-D-W&S. PUBLIC SEWER IS AVAILABLE THROUGH CONTRACT 554-D-W&S.
- LANDSCAPE SHALL BE PROVIDED PER SDP-07-094.
- THIS PLAN IS SUBJECT TO AA-08-003, AN ADMINISTRATIVE ADJUSTMENT TO SECTION 122.D.2.c.; APPROVED MARCH 19, 2008; TO REDUCE THE 100 FOOT SETBACK FROM A RESIDENTIAL DISTRICT TO 80 FEET FOR CONTRATOR OUTDOOR STORAGE AREAS, OTHER USES, AND RETAINING WALL. APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS:
 - THE PETITIONER SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND COUNTY LAWS AND REGULATIONS.
 - THE GRANTED ADMINISTRATIVE ADJUSTMENT SHALL APPLY SOLELY TO THE PROPOSED DEVELOPMENT AS DEPICTED ON THE ADMINISTRATIVE ADJUSTMENT PLAN SUBMITTED BY THE PETITIONER AND NOT TO ANY OTHER STRUCTURE, ADDITION, BUILDING OR USE.
 - A BUILDING PERMIT FOR THE OFFICE/WAREHOUSE DEVELOPMENT SHALL BE OBTAINED WITHIN TWO YEARS FROM THE DATE OF THIS ORDER AND SUBSTANTIAL CONSTRUCTION SHALL BE COMPLETED WITHIN THREE YEARS. THE PETITIONER SHALL SUBMIT A COPY OF THIS DECISION AND ORDER WITH THE BUILDING PERMIT APPLICATION.
 - THIS DECISION AND ORDER SHALL BE MAINTAINED IN THE OWNER'S PROPERTY RECORDS AND SHALL BE TRANSFERRED TO ANY SUCCEEDING OWNER OF THE PROPERTY.

RESERVATION OF PUBLIC UTILITY EASEMENTS

DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS FOREST CONSERVATION AREA), LOCATED IN, ON, OVER AND THROUGH LOTS/PARCELS, ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) AND CONVEYING SAID LOT(S)/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF THE DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.



VICINITY MAP
SCALE: 1"=2000'
ADC MAP 17G9

ROBERT H. VOGEL ENGINEERING, INC.
8407 MAIN STREET
ELLICOTT CITY, MARYLAND 21043
410-461-7666

TOTAL TABULATIONS _____
TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED 1
TOTAL AREA OF LOTS AND/OR PARCELS 7.0876 ACRES
TOTAL AREA OF ROADWAYS TO BE RECORDED INCLUDING WIDENING STRIPS 0 ACRES
TOTAL AREA OF SUBDIVISION TO BE RECORDED 7.0876 ACRES

THE REQUIREMENTS OF 38108, 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 COMPLIED WITH.

William D. Barker 6-27-08
WILLIAM D. BARKER DATE
PROFESSIONAL LAND SURVEYOR NO. 10074
David A. Cowell 6/27/08
DAVID COWELL, MEMBER DATE

OWNER/DEVELOPER
MIDDLE PATUXENT PROPERTIES, LLC
12421 HOOPER COURT
FULTON, MARYLAND
20759-9645
240-372-9038

THE PURPOSE OF THIS PLAT IS TO:
1) CREATE A 20' WIDE PUBLIC WATER & UTILITY EASEMENT.
2) CREATE FOREST CONSERVATION EASEMENTS PER SDP-07-094.
3) CREATE A 100' STRUCTURE AND USE SETBACK LINE.
4) ABANDON THE OUT-DATED 150' BUILDING RESTRICTION LINE.

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

B. Wilson for Peter Beilenson 7/14/08
HOWARD COUNTY HEALTH OFFICER 50 DATE 7/14/08

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING
AND ZONING

David A. Cowell 7/14/08
CHIEF, DEVELOPMENT ENGINEERING DIVISION 40 DATE 7/14/08
David A. Cowell 7/14/08
DIRECTOR DATE 7/14/08

OWNER'S CERTIFICATE

MIDDLE PATUXENT PROPERTIES, LLC BY DAVID COWELL, MEMBER, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS FINAL 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 RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE 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 STREET AND/OR ROADS AND FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 27 DAY OF JUNE, 2008.

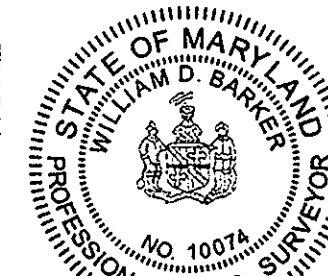
David A. Cowell
MIDDLE PATUXENT PROPERTIES, LLC
DAVID COWELL, MEMBER

Megan Brett
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY HARWOOD LIMITED PARTNERSHIP TO MIDDLE PATUXENT PROPERTIES, LLC BY DEED DATED FEBRUARY 22, 2005 RECORDED IN LIBER 9055 FOLIO 67 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

I HEREBY CERTIFY THAT ALL MONUMENTS ARE IN OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED AND THAT THE BOUNDARY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.



William D. Barker 6-27-08
WILLIAM D. BARKER
PROFESSIONAL LAND SURVEYOR NO. 10074
FOR ROBERT H. VOGEL ENGINEERING, INC.

RECORDED AS PLAT No. 20064 ON 7/13/08
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

SHEET 1 OF 2

PLAT OF REVISION
HARWOOD INDUSTRIAL CENTER
PARCEL E-2
PLAT NUMBER 4695

TAX MAP 38, GRID 14, PARCEL 890
FIRST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
DPZ FILE NO. AA-05-38, F-80-150
F-73-043, SDP-07-094

SCALE 1"= 50'
JUNE 6, 2008
50' 0 50' 100' 150'

CURVE DATA				
CURVE	ARC	RADIUS	TANGENT DELTA	CURVE
C1	9.34'	200.00'	4.67'	N33°23'00"E 9.33'
C2	128.25'	295.00'	65.15'	N22°15'55"E 127.24'

MACAW COURT
PUBLIC ROAD

FOREST CONSERVATION EASEMENT #1 = 0.25 AC.
RETENTION = 0.15 AC. (6,742 SF)
REFORESTATION = 0.08 AC. (3,396 SF)
NON-CREDITED = 0.02 AC. (727 SF)

FOREST CONSERVATION EASEMENT #1
RETENTION AREA 1B = 3036 SF

TAX MAP 38 PARCEL 853
HARWOOD INDUSTRIAL CENTER
PARCEL D-1
PLAT NO. 5317
ZONED M-1



RETAINING WALL EASEMENT

THE REQUIREMENTS OF 3810B, 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 COMPLIED WITH.

William D. Barker 6-27-08
WILLIAM D. BARKER
PROFESSIONAL LAND SURVEYOR NO. 10074
David A. Cowell
MIDDLE PATUXENT PROPERTIES, LLC
DAVID COWELL, MEMBER

PARCEL E-2
7.0876 ACRES
PLAT NO. 4695

FOREST CONSERVATION EASEMENT #2
REFORESTATION AREA = 8300 SF

TAX MAP 38 PARCEL 721
BZ ENTERPRISES, INC.
L 8019 F 1
ZONED R-12

LINE TABLE	
L1	N57°12'46"E 21.90'
L2	N32°47'14"W 13.31'
L3	N57°12'46"E 10.00'
L4	S32°47'14"E 13.31'
L5	N57°12'46"E 1.88'
L6	S55°17'18"W 20.00'
L7	S55°17'14"E 12.99'
L8	S34°42'46"W 10.00'
L9	N55°17'14"W 12.99'
L10	S33°33'49"W 11.86'
L11	N56°26'11"W 10.00'
L12	N33°33'49"E 11.86'
L13	N56°26'11"W 24.75'
L14	N55°13'48"W 35.88'
L15	S55°13'48"E 37.08'
L16	S89°29'34"E 7.84'
L17	S01°29'07"E 31.02'
L18	S05°20'00"E 10.00'
L19	N42°23'16"W 3.52'
L20	N41°41'55"E 10.05'
L21	S04°07'36"E 10.00'

COORDINATE LIST		
POINT	NORTH	EAST
71	557376.58435	1388953.41706
73	557384.38268	1388958.55585
74	557777.71916	1389231.12972
76	557895.47355	1389279.34041
77	557901.42139	1389508.78307
78	557593.62482	1389789.71951
79	557207.76177	1389207.86562

TAX MAP 38 PARCEL 853
HARWOOD INDUSTRIAL CENTER
PARCEL E-1
PLAT NO. 17749
ZONED M-1

- FOREST CONSERVATION EASEMENT NON-CREDITED AREA
- FOREST CONSERVATION EASEMENT RETENTION
- FOREST CONSERVATION EASEMENT REFORESTATION
- PUBLIC WATER & UTILITY EASEMENT

ROBERT H. VOGEL ENGINEERING, INC.
8407 MAIN STREET
ELLCOTT CITY, MARYLAND 21043
410-461-7666

TOTAL TABULATIONS
TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED... 1
TOTAL AREA OF LOTS AND/OR PARCELS... 7.0876 ACRES
TOTAL AREA OF ROADWAYS TO BE RECORDED INCLUDING WIDENING STRIPS... 0 ACRES
TOTAL AREA OF SUBDIVISION TO BE RECORDED... 7.0876 ACRES

TAX MAP 38 PARCEL 232
LINDA M. SKINNER
L 2309 F 352
ZONED R-12

OWNER/DEVELOPER
MIDDLE PATUXENT PROPERTIES, LLC
12421 HOOPER COURT
FULTON, MARYLAND
20759-9645
240-372-9038

- THE PURPOSE OF THIS PLAT IS TO:
- 1) CREATE A 20' WIDE PUBLIC WATER & UTILITY EASEMENT.
 - 2) CREATE FOREST CONSERVATION EASEMENTS PER SDP-07-094.
 - 3) CREATE A 100' STRUCTURE AND USE SETBACK LINE.
 - 4) ABANDON THE OUT-DATED 150' BUILDING RESTRICTION LINE.

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

Howard County Health Officer 7/14/08
HOWARD COUNTY HEALTH OFFICER 50 DATE 7/14/08

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Director 7/16/08
CHIEF, DEVELOPMENT ENGINEERING DIVISION 46 DATE 7/16/08
Director 7/16/08
DIRECTOR DATE

OWNER'S CERTIFICATE

MIDDLE PATUXENT PROPERTIES, LLC BY DAVID COWELL, MEMBER, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS FINAL 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 RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE 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 STREET AND/OR ROADS AND FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 27 DAY OF JUNE, 2008.

David A. Cowell
MIDDLE PATUXENT PROPERTIES, LLC
DAVID COWELL, MEMBER

Megan Brett
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY HARWOOD LIMITED PARTNERSHIP TO MIDDLE PATUXENT PROPERTIES, LLC BY DEED DATED FEBRUARY 22, 2005 RECORDED IN LIBER 9055 FOLIO 67 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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William D. Barker 6-27-08
WILLIAM D. BARKER
PROFESSIONAL LAND SURVEYOR NO. 10074



RECORDED AS PLAT No. 20065 ON 7/13/08
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

SHEET 2 OF 2

PLAT OF REVISION
HARWOOD INDUSTRIAL CENTER
PARCEL E-2
PLAT NUMBER 4695

TAX MAP 38, GRID 14, PARCEL 890
FIRST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
DPZ FILE NO. AA-05-38, F-80-150
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SCALE 1" = 50'
JUNE 6, 2008

