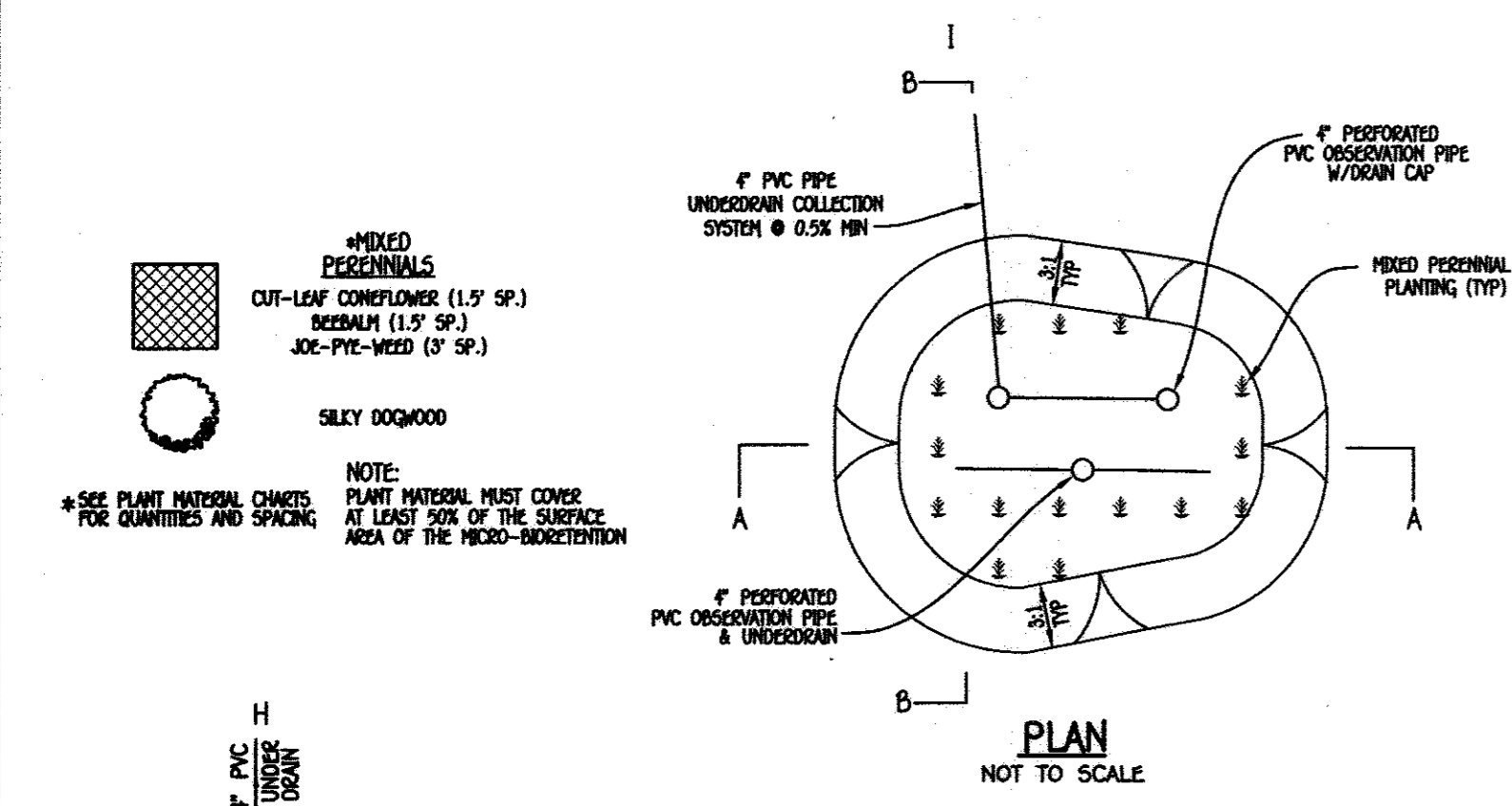


SHEET INDEX	
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	SITE DEVELOPMENT PLAN & SOILS MAP
3	SEDIMENT & EROSION CONTROL NOTES & DETAILS

STORMWATER MANAGEMENT PRACTICES		
PARCEL NO.	ADDRESS	MICRO-BIORETENTION (M-6) Y/N, NUMBER
308	11235 OLD FREDERICK ROAD	YES, ONE (1)

STORMWATER MANAGEMENT SUMMARY			
AREA ID.	ESDV REQUIRED CU.FT.	ESDV PROVIDED CU.FT.	REMARKS
SITE	477	651	MICRO-BIORETENTION (M-6)
TOTAL	477	651	

GROSS AREA = 1.00 ACRE (SITE)  
 LOD = 0.38 ACRES  
 RCN = 73.5  
 TARGET P<sub>c</sub> = 1.0'



QUANTITY	NAME	MAXIMUM SPACING (FT.)
40	MIXED PERENNIALS	1.5 TO 3.0 FT.
1	SILKY DOGWOOD	PLANT AWAY FROM INFLOW LOCATION

Material	Specification	Size	Notes
Plantings	see Appendix A, Table A.4	n/a	plantings are site-specific
Planting soil (2' to 4' deep)	loamy sand 60-65% compost 35-60% or sandy loam 30% coarse sand 30% compost 40%		USDA soil types loamy sand or sandy loam; clay content <5%
Organic Content	Min. 10% by dry weight (ASTM D 2974)		
Mulch	shredded hardwood	aged 6 months, minimum	
Post gravel diaphragm	pea gravel; ASTM-D-448	No. 8 or No. 9 (1/8" to 3/8")	
Curbside drain	ornamental stone; washed cobble	stone: 2" to 5"	
Geotextile		n/a	PE Type 1 nonwoven
Gravel (underdrains and infiltration berms)	ASHTO H-43	No. 57 or No. Approximate (3/8" to 3/4")	
Underdrain piping	1" 7500, Type PS 28 or ASHTO H-278	4" to 6" rigid schedule 40 PVC or SDR35	slotted or perforated pipe; 3/8" part. @ 6" on center, 4 holes per row; minimum of 3" of gravel over pipe; not necessary underneath pipe. Perforated pipe shall be wrapped with 1/4 inch galvanized hardware cloth
Poured in place concrete (if required)	MSHA Min. No. 3; f = 3500 psi at 28 days, normal weight, air-entrained; reinforcing to meet ASTM-615-60	n.a	on-site testing of poured-in-place concrete required: 28 day strength and slump test; all concrete design (cast-in-place or pre-cast) not using previously approved site or local standards requires design drawings sealed and approved by a professional structural engineer licensed in the State of Maryland - design to include meeting ACI Code 309.2(9)(c) vertical loading 10-10 or H-202; allowable horizontal loading (based on soil pressure); and analysis of potential cracking
Sand	ASHTO H-6 or ASTM-C-33	0.02" to 0.04"	Sand substitutions such as Diabase and Gypstone (ASHTO #10) are not acceptable. No calcium carbide or dolomitic sand substitutions are acceptable. No "rock dust" can be used for sand.

**OPERATION & MAINTENANCE SCHEDULE FOR MICRO-BIORETENTION (M-6)**

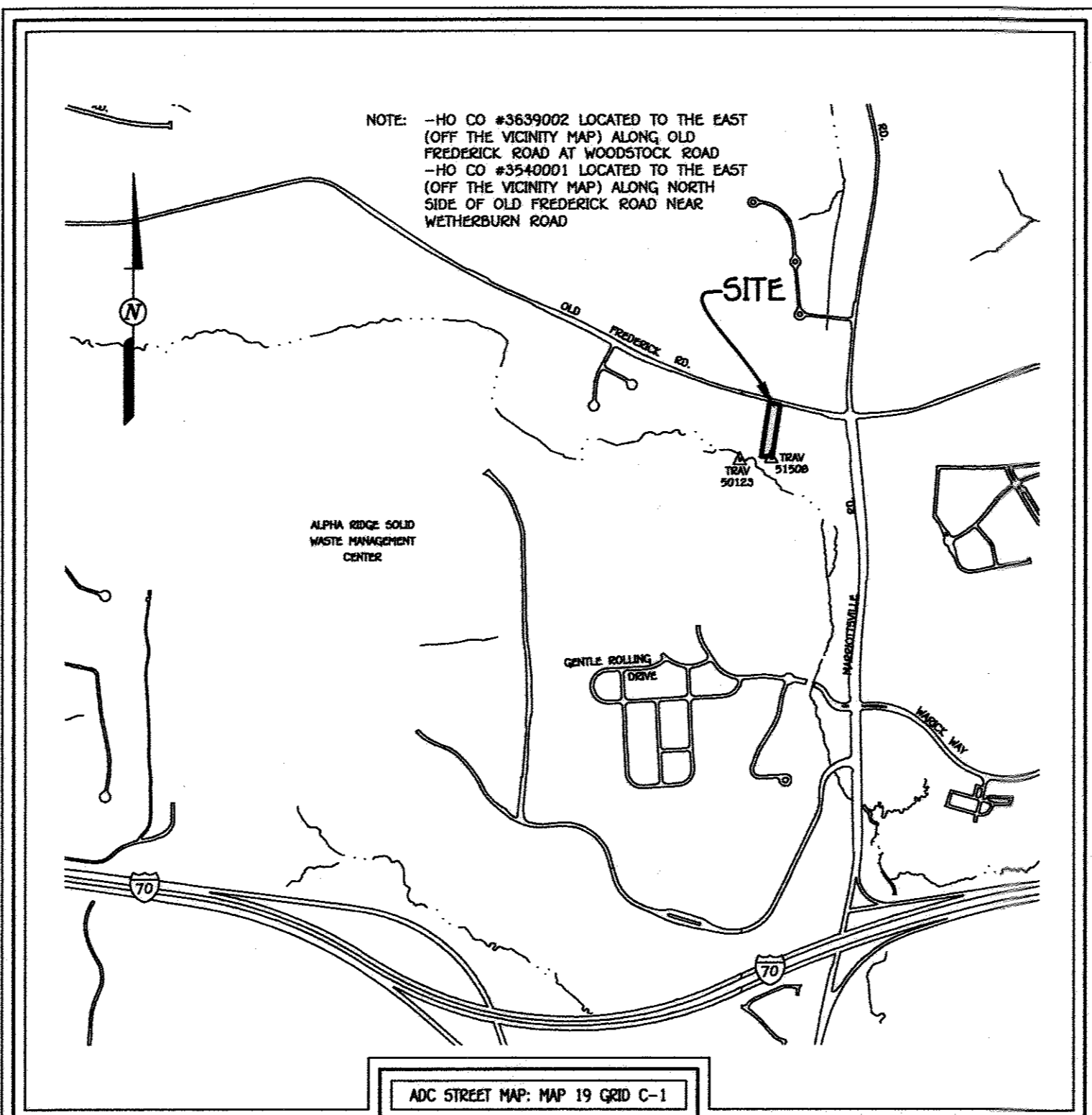
- THE OWNER SHALL MAINTAIN THE PLANT MATERIAL, MULCH LAYER AND SOIL LAYER ANNUALLY. MAINTENANCE OF MULCH AND SOIL IS LIMITED TO CORRECTING AREAS OF EROSION OR WASH OUT. ANY MULCH REPLACEMENT SHALL BE DONE IN THE SPRING. PLANT MATERIAL SHALL BE CHECKED FOR DISEASE AND INSECT INFESTATION AND MAINTENANCE WILL ADDRESS DEAD MATERIAL AND PRUNING. ACCEPTABLE REPLACEMENT PLANT MATERIAL IS LIMITED TO THE FOLLOWING: 2000 MARYLAND STORMWATER DESIGN MANUAL, VOLUME II, TABLE A.4.1 AND 2.
- THE OWNER SHALL PERFORM A PLANT IN THE SPRING AND IN THE FALL OF EACH YEAR. DURING THE INSPECTION, THE OWNER SHALL REMOVE DEAD AND DISEASED VEGETATION CONSIDERED BEYOND TREATMENT, REPLACE DEAD PLANT MATERIAL WITH ACCEPTABLE REPLACEMENT PLANT MATERIAL, TREAT DISEASED TREES AND SHRUBS AND REPLACE ALL DEFICIENT STAKES AND WIRES.
- THE OWNER SHALL INSPECT THE MULCH EACH SPRING. THE MULCH SHALL BE REPLACED EVERY TWO TO THREE YEARS. THE PREVIOUS MULCH LAYER SHALL BE REMOVED BEFORE THE NEW LAYER IS APPLIED.
- THE OWNER SHALL CORRECT SOIL EROSION ON AN AS NEEDED BASIS, WITH A MINIMUM OF ONCE PER MONTH AND AFTER EACH HEAVY STORM.

MICRO-BIORETENTION									
BIORETENTION FILTER	A	B	C	D	E	F	G	H	
1 (LOT 12)	479.00	479.00	478.00	477.25	475.25	475.00	474.67	474.49	473.83

# SITE DEVELOPMENT PLAN

## 11235 OLD FREDERICK ROAD

TAX MAP No. 10 GRID No. 22 PARCEL NO. 308  
 THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND



LEGEND			
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
---+92---	EXISTING 2' CONTOURS	---	PROPOSED CONTOUR
---+40---	EXISTING 10' CONTOURS	---	SPOT ELEVATION
GmA	SOILS LINES AND TYPE	---	LIMITS OF DISTURBANCE
---	EXISTING TREELINE	---	PROPOSED TREELINE
---	EXISTING FENCE LINE	---	SILT FENCE
---	PROPOSED PAVING	---	PERMANENT SOIL STABILIZATION MATING
---	DRAINAGE AREA DIVIDE	---	SUPER SILT FENCE
---		---	STABILIZED CONSTRUCTION ENTRANCE

**General Notes:**

- BOUNDARY SHOWN HEREON IS BASED ON FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED BY FISHER, COLLINS & CARTER, INC., DATED MAY, 2017.
- TOPOGRAPHY SHOWN HEREON IS BASED ON HOWARD COUNTY GIS TOPOGRAPHY AT 2' CONTOUR INTERVAL INTERPOLATED AND FIELD RUN BY FISHER, COLLINS & CARTER, INC. DATED MAY, 2017.
- THE SURVEY SHOWN HEREON IS IN NAD 83 DATUM. COORDINATES BASED ON COMPANY TRAVERSE, FCC#50123 & FCC#51508, FROM THE ADJACENT AND NEARBY MAJOR DEVELOPMENT, BASED ON HOWARD COUNTY MONUMENT #3639002 & #3540001.  
 HO CO MONUMENT #3639002 N 540,311.256 E 832,910.467 ELEV. 445.577  
 HO CO MONUMENT #3450001 N 537,800.891 E 836,174.192 ELEV. 509.924
- DEED REFERENCE: LIBER 1482, FOLIO 375
- PREVIOUS DPZ FILE NUMBERS: ECP-17-061.
- STORM WATER MANAGEMENT IS IN ACCORDANCE WITH THE M.D.E. STORM WATER DESIGN MANUAL, VOLUMES I & II, REVISED 2009. NON-STRUCTURAL PRACTICES (ONE MICRO-BIORETENTION) IN ACCORDANCE WITH CHAPTER 5 ARE BEING UTILIZED.
- THIS PROPERTY IS LOCATED INSIDE THE METROPOLITAN DISTRICT, EFFECTIVE JULY 31, 2017. LOT IS TO BE SERVED BY PUBLIC WATER CONTRACT #44-3480 AND BY PUBLIC SEWER CONTRACT #20-4398-D.
- ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
- THE SUBJECT PROPERTY IS ZONED R-20 (PER DATE 10/06/2013 COMPREHENSIVE ZONING PLAN).
- NO 100 YEAR FLOODPLAIN, WETLANDS, STREAM(S) AND/OR THEIR BUFFERS, FOREST, NOR STEEP SLOPES EXIST ON-SITE.
- NO WETLANDS EXIST ON-SITE. SEE ENVIRONMENTAL FINDINGS LETTER PREPARED BY FISHER, COLLINS & CARTER, INC. DATED MAY, 2017.
- PARCEL WILL MEET FOREST CONSERVATION REQUIREMENTS BY DECLARATION OF INTENT FOR CLEARING LESS THAN 20,000 SF OF FOREST.
- SOIL BORINGS WERE EXCAVATED ON AUGUST 7, 2017 FOR THE PROPOSED STORMWATER MANAGEMENT DEVICES. NO ROCK OR WATER WAS ENCOUNTERED DURING EXCAVATION.
- NO STRUCTURES EXIST ON THIS PROPERTY.
- PROPERTY LOCATED ON HOWARD COUNTY SOIL SURVEY MAP #5. ERODIBLE SOILS EXIST ON-SITE.
- ALL AREAS ARE MORE OR LESS (±).
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:  
 A. WIDTH - 12 FEET (16 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 (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25-LOADING);  
 E. DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER SURFACE;  
 F. STRUCTURE CLEARANCE - MINIMUM 12 FEET;  
 G. MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- NO HISTORIC STRUCTURES OR CEMETERIES EXIST ON THE SUBJECT PROPERTY BASED ON VISUAL OBSERVATION OR LISTED IN AVAILABLE HOWARD COUNTY CEMETERY INVENTORY MAP.
- SITE IS NOT ADJACENT TO A SCENIC ROAD.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION OR BUILDING/GRADING PERMIT.
- THERE ARE NO DISTURBANCES TO ENVIRONMENTAL FEATURES AS THERE ARE NO ENVIRONMENTAL FEATURES LOCATED ON THIS PROPERTY.
- A TRAFFIC STUDY IS NOT REQUIRED FOR THIS PROJECT.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1080 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
- TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
- DRIVEWAY SHALL BE PROVIDED IN ACCORDANCE WITH HOWARD COUNTY STANDARD DETAIL R-6.06 IN THE VOL. IV DESIGN MANUAL.
- IN ACCORDANCE WITH SECTION 129 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS OR EXTERIOR STAIRWAYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS, PORCHES OR DECKS, OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK.
- THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITY COMPANIES OR AGENCIES AT LEAST FIVE (5) WORKING DAYS BEFORE STARTING WORK SHOWN ON THESE PLANS:  
 STATE HIGHWAY ADMINISTRATION 410.531.5533  
 BCE(CONTRACTOR SERVICES) 410.850.4620  
 BCE(UNDERGROUND DAMAGE CONTROL) 410.787.9066  
 MISS UTILITY 1.800.257.7777  
 COLONIAL PIPELINE COMPANY 410.795.1390  
 HOWARD COUNTY, DEPT. OF PUBLIC WORKS, BUREAU OF UTILITIES 410.313.4900  
 HOWARD COUNTY HEALTH DEPARTMENT 410.313.2640  
 AT&T 1.800.252.1133  
 VERIZON 1.800.743.0033/410.224.9210
- ANY DAMAGE TO PUBLIC RIGHT-OF-WAYS, PAVING OR EXISTING UTILITIES WILL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- LANDSCAPING IS NOT REQUIRED SINCE THIS IS AN EXISTING PARCEL OF RECORD.
- SEWER HOUSE CONNECTION ELEVATIONS ARE SHOWN AT THE PROPERTY LINE.
- EXISTING UTILITIES ARE BASED ON FIELD SURVEYED LOCATIONS AND SUPPLEMENTED WITH AVAILABLE COUNTY INFORMATION.

**SITE ANALYSIS DATA CHART**

- TOTAL AREA OF THIS SUBMISSION = 43,655 SQ.FT. OR 1.00 AC.±.
- LIMIT OF DISTURBED AREA = 16,628 SQ.FT. OR 0.38 AC.±.
- PRESENT ZONING DESIGNATION = R-20 (PER 10/06/2013 COMPREHENSIVE ZONING PLAN)
- PROPOSED USE: RESIDENTIAL
- PREVIOUS HOWARD COUNTY FILES: ECP-17-061.
- TOTAL AREA OF FLOODPLAIN LOCATED ON-SITE = 0.00 AC
- TOTAL AREA OF SLOPES IN EXCESS OF 15% = 0.00 AC
- TOTAL AREA OF WETLANDS (INCLUDING BUFFER) = 0.00 AC
- TOTAL AREA OF STREAM (INCLUDING BUFFER) = 0.00 AC
- TOTAL AREA OF EXISTING FOREST = 0.00 AC
- TOTAL GREEN OPEN AREA = 0.00 AC
- TOTAL IMPERVIOUS AREA = 0.09 AC
- TOTAL AREA OF ERODIBLE SOILS = 0.95 AC. (GmA & Hb soils)
- TOTAL AREA OF ROAD DEDICATION = 0.00 AC.

ADDRESS CHART	
LOT #	STREET ADDRESS
12	11235 OLD FREDERICK ROAD

NO.	REVISION	DATE	X

This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.

*[Signature]* 4/10/18  
 HOWARD SOIL CONSERVATION DISTRICT

**PROFESSIONAL CERTIFICATION**  
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 38386, EXPIRATION DATE: 01/12/2018.  
*[Signature]* 4/10/18  
 Signature Of Professional Engineer DATE

**BUILDER/DEVELOPER'S CERTIFICATE**  
 I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, FOR SEDIMENT AND EROSION CONTROL, AND THAT ANY PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT.

*[Signature]* 4/11/18  
 SIGNATURE OF DEVELOPER DATE

**ENGINEER'S CERTIFICATE**  
 I/WE CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.  
*[Signature]* 4/10/18  
 SIGNATURE OF ENGINEER DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

*[Signature]* 4-24-18  
 Director - Department of Planning and Zoning DATE

*[Signature]* 4-24-18  
 Chief, Division of Land Development DATE

*[Signature]* 4/20/18  
 Chief, Development Engineering Division DATE

PROJECT	SECTION	PARCEL NO.
11235 OLD FREDERICK ROAD	308	308

DEED	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
1462/375	22	R-20	10	THIRD	603001

TITLE SHEET

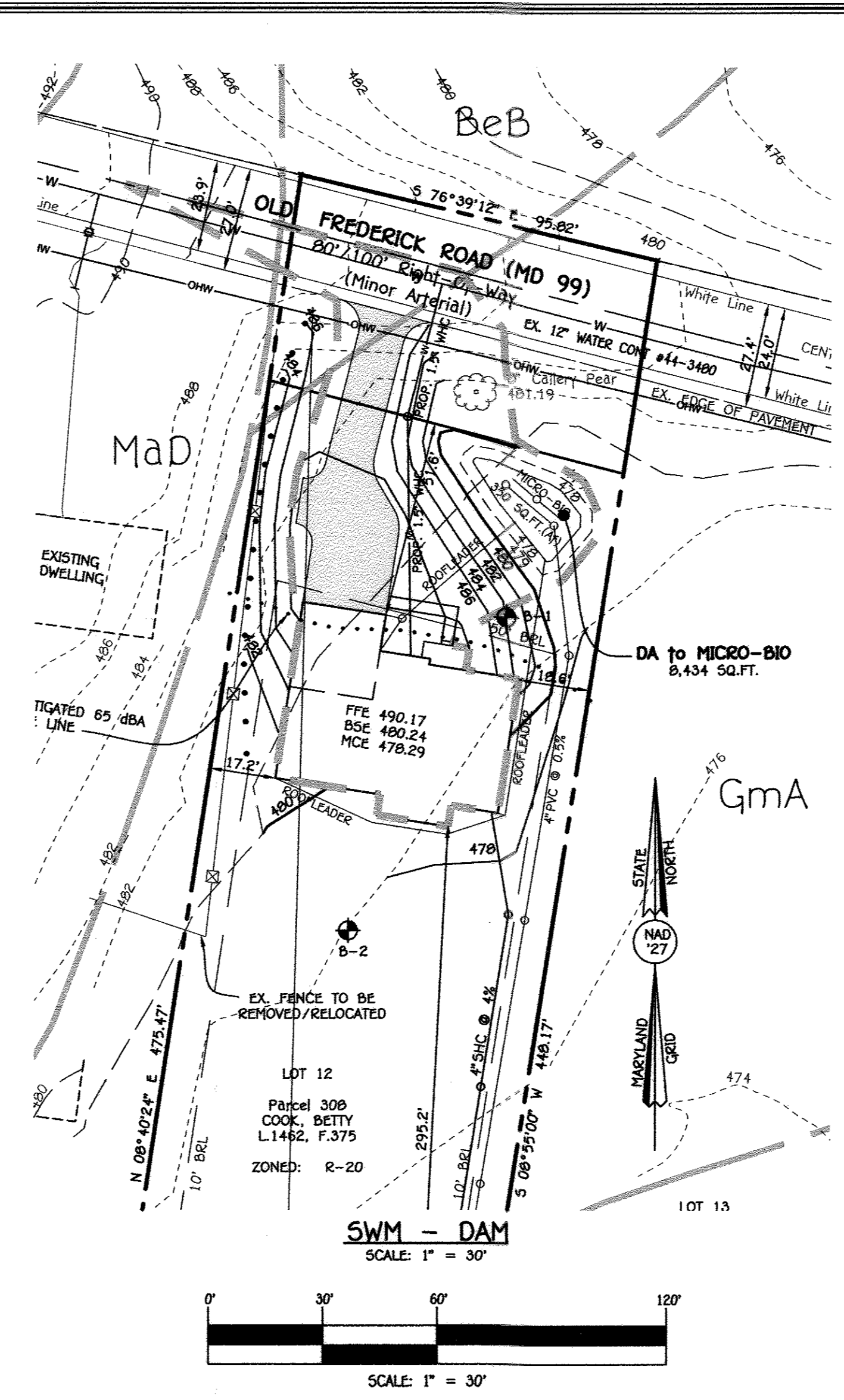
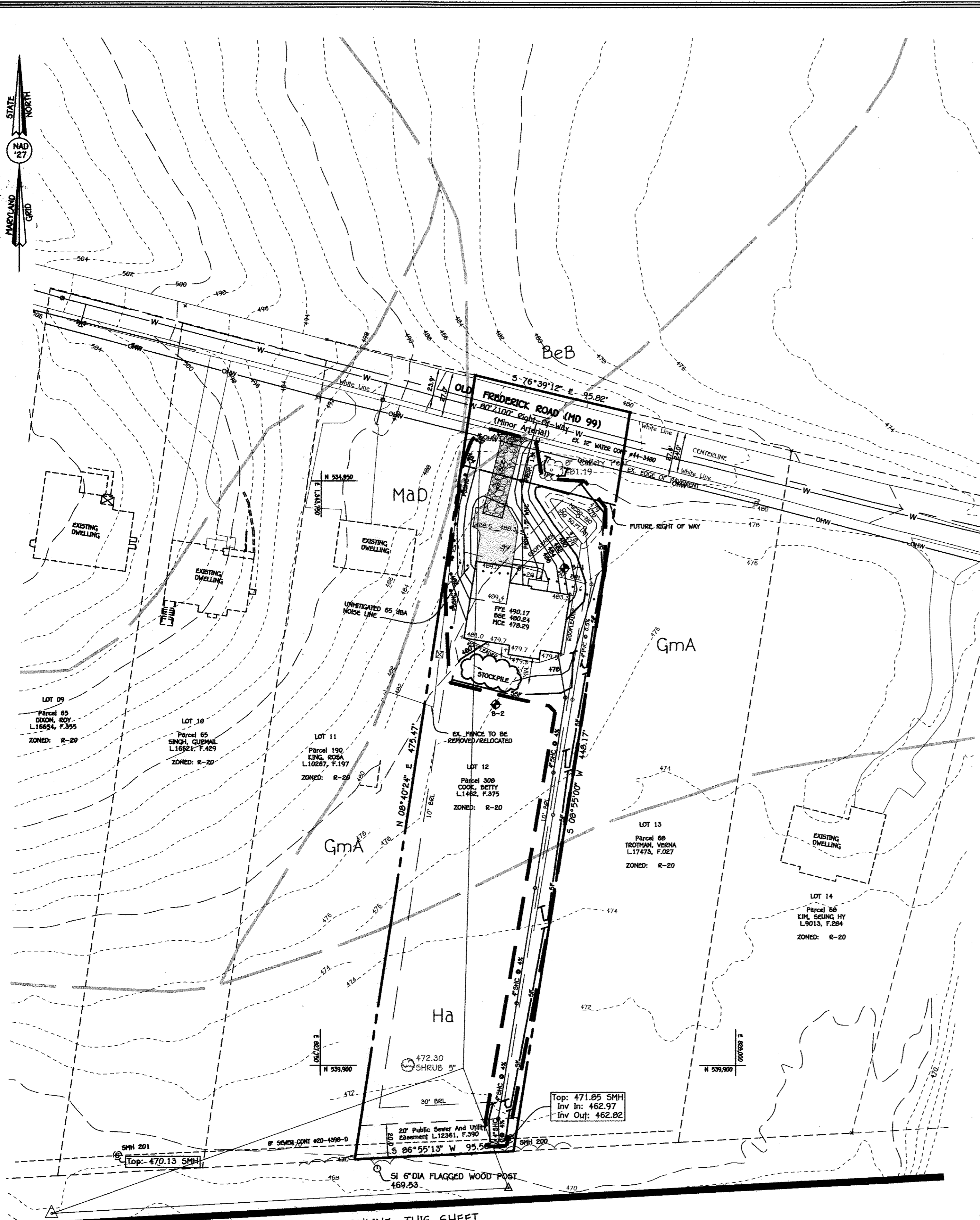
**11235 OLD FREDERICK ROAD**

ZONING: R-20  
 SINGLE FAMILY DETACHED

TAX MAP No. 10 GRID No. 22 PARCEL No. 308  
 THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: AS SHOWN DATE: APRIL, 2018  
 SHEET 1 OF 3

**SOP-17-056**

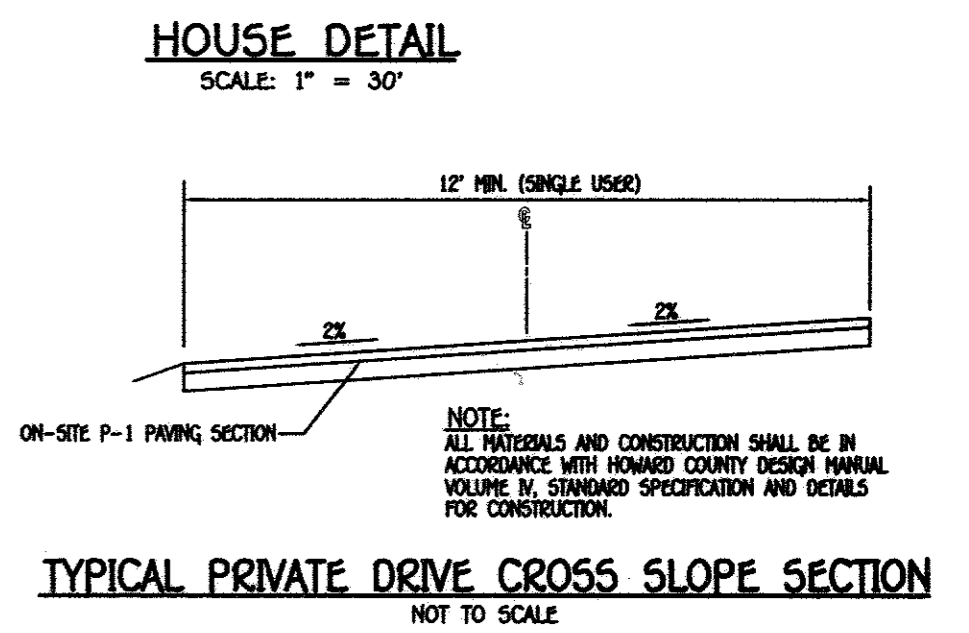
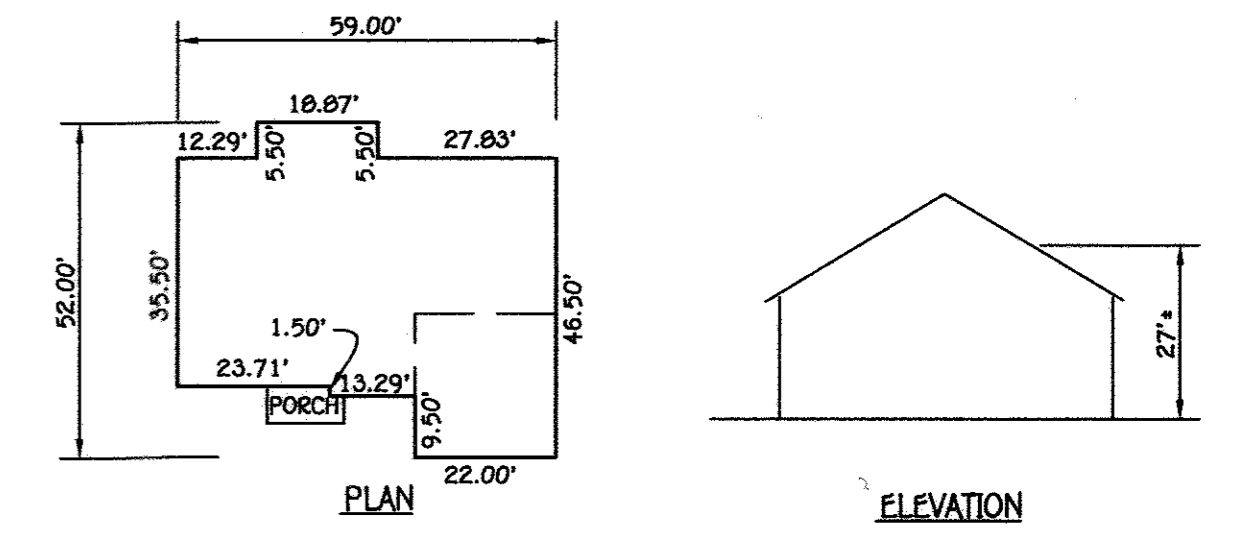
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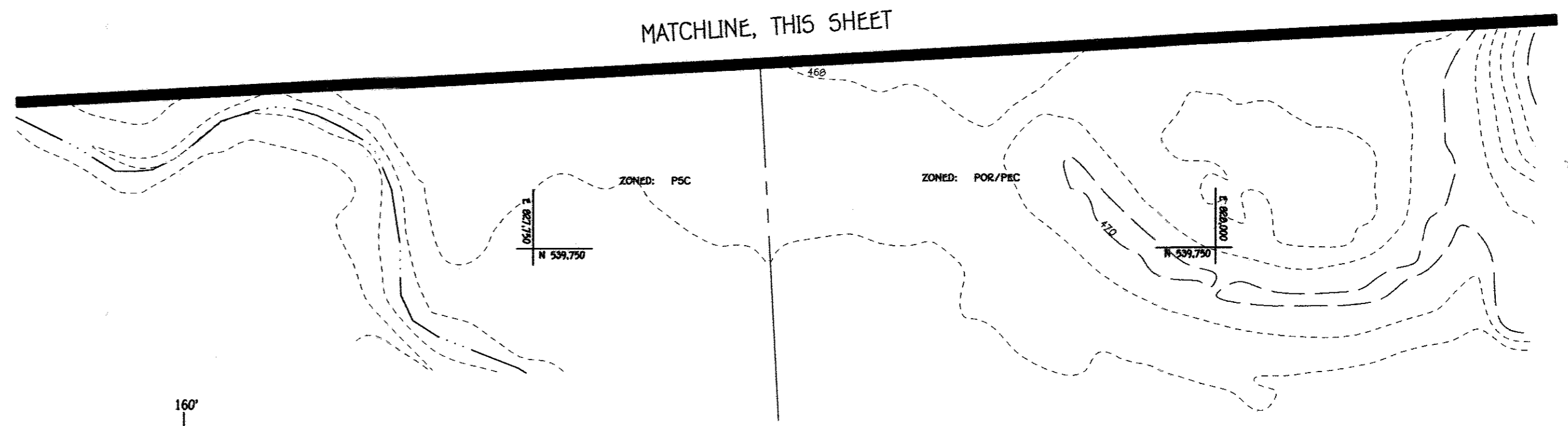
LEGEND			
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
- - -	EXISTING 2' CONTOURS	- - -	PROPOSED CONTOUR
- - -	EXISTING 10' CONTOURS	+362.5	SPOT ELEVATION
GmA, Ha	SOILS LINES AND TYPE	LOD	LIMITS OF DISTURBANCE
- - -	EXISTING TREELINE	- - -	PROPOSED TREELINE
- - -	EXISTING FENCE LINE	- - -	SILT FENCE
- - -	PROPOSED PAVING	PSM	PERMANENT SOIL STABILIZATION MATTING
- - -	DRAINAGE AREA DIVIDE	- - -	SUPER SILT FENCE
- - -	TREE PROTECTIVE FENCING	- - -	STABILIZED CONSTRUCTION ENTRANCE

SOILS LEGEND			
SOIL	NAME	CLASS	K FACTOR
BeB	Benevola Silt Loam, 3 to 8 percent slope	B	0.28
GmA	Glenville Silt Loam, 0 to 3 percent slope	C	0.37
Ha	Hatboro-Codorus Silt Loams, 0 to 3 percent slope (Hydric Soil)	D	0.37

Soil Map Number: 05 (Sykesville, NE)



SEWER HOUSE CONNECTION CHART											
PARCEL	ELEVATION AT MAIN	ELEVATION AT ESMT	SLOPE OF SHC	ELEVATION AT CLEANOUT	SLOPE OF SHC	ELEVATION AT CLEANOUT	SLOPE OF SHC	ELEVATION AT CLEANOUT	SLOPE OF SHC	ELEVATION AT CLEANOUT	MCE
308	463.14	463.62	4%	466.62	4%	469.32	4%	472.32	4%	474.86	478.29



**OWNERS**  
 BETTY LOU COOK, WANDA COOK & MAURICE COOK  
 5705 BARTHOLOMEW RD  
 SYKESVILLE, MARYLAND 21154  
 (443) 865-4243

**DEVELOPER**  
 AMANDEEP SINGH & MANPREET KOUR  
 4356 COLUMBIA ROAD  
 ELLICOTT CITY, MARYLAND 21042  
 (443) 803-5570

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 10727 BALTIMORE NATIONAL PIKE  
 ELICOTT CITY, MARYLAND 21042  
 (410) 461-2899

NO.	REVISION	DATE	X

This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.

*John K. Roberts* 4/10/18  
 HOWARD SCD

**PROFESSIONAL CERTIFICATION**  
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 36386, EXPIRATION DATE: 01/12/2018.

*Stephen Tit* 4/10/18  
 Signature of Professional Engineer DATE

**BUILDER/DEVELOPER'S CERTIFICATE**  
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*Amandeep Singh* 4/11/18  
 SIGNATURE OF DEVELOPER DATE

**ENGINEER'S CERTIFICATE**  
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*Stephen Tit* 4/10/18  
 SIGNATURE OF ENGINEER DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

*Valerie Zylis* 4-24-18  
 Director - Department of Planning and Zoning DATE

*Victor S. O'Connell* 4-24-18  
 Chief, Division of Land Development DATE

*John J. ...* 4/24/18  
 Chief, Development Engineering Division DATE

PROJECT: 11235 OLD FREDERICK ROAD SECTION: PARCEL NO. 308  
 DEED: 1462/375 BLOCK NO. 22 ZONE: R-20 TAX/ZONE: 10 ELEC. DIST.: THIRD CENSUS TR.: 603001

**SITE DEVELOPMENT PLAN & SOILS MAP**

11235 OLD FREDERICK ROAD  
 ZONING: R-20  
 SINGLE FAMILY DETACHED  
 TAX MAP No. 10 GRID No. 22 PARCEL No. 308  
 THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: AS SHOWN DATE: APRIL, 2018  
 SHEET 2 OF 3

**SDP-17-056**

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